Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13a Pitt Street, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,969,000 Property Type House Suburb Ashburton

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	153a Summerhill Rd GLEN IRIS 3146	$1,670,000	26/10/2024
2	10a Gloucester Rd ASHBURTON 3147	$1,680,000	18/10/2024
3	2b Bardia Av ASHBURTON 3147	$1,630,000	12/09/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 19/12/2024 12:15

13a Pitt Street, Ashburton Vic 3147

Tony Doh
03 9818 1888
0419 316 676
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4 2 2

Property Type: House
Land Size: 339 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
September quarter 2024: $1,969,000

Comparable Properties



153a Summerhill Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $1,670,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 453 sqm approx

Agent Comments



10a Gloucester Rd ASHBURTON 3147 (REI)

4 2 2

Price: $1,680,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: Townhouse (Res)

Agent Comments



2b Bardia Av ASHBURTON 3147 (REI/VG)

3 2 2

Price: $1,630,000
Method: Private Sale
Date: 12/09/2024
Property Type: House (Res)
Land Size: 344 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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