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	2/2 Carool Road, Ashburton Vic 3147

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $2,000,000 Property Type House Suburb Ashburton

Period - From 01/10/2023 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	1/1 Johnston St ASHBURTON 3147	$1,210,000	09/11/2024
2	2/18 Nicholas St ASHBURTON 3147	$1,170,000	05/10/2024
3	14 Carool Rd ASHBURTON 3147	$1,085,000	14/09/2024

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: 17/01/2025 12:15

2/2 Carool Road, Ashburton Vic 3147



3 2 2

Property Type:
Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending September 2024: $2,000,000

Comparable Properties

1/1 Johnston St ASHBURTON 3147 (REI/VG)

3 1 1

Agent Comments

Price: $1,210,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)



2/18 Nicholas St ASHBURTON 3147 (REI/VG)

3 2 2

Agent Comments

Price: $1,170,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit
Land Size: 309 sqm approx



14 Carool Rd ASHBURTON 3147 (REI/VG)

3 1 2

Agent Comments

Price: $1,085,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 200 sqm approx

Account - Marshall White | P: 03 9822 9999

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