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	147 Ashburn Grove, Ashburton Vic 3147

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $2,220,000 Property Type House Suburb Ashburton

Period - From 01/10/2021 to 31/12/2021 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	6 Nairn St ASHBURTON 3147	$2,820,000	13/11/2021
2	151 High St GLEN IRIS 3146	$2,600,000	06/11/2021
3	157 Ashburn Gr ASHBURTON 3147	$2,500,000	04/10/2021

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: 17/02/2022 10:17

147 Ashburn Grove, Ashburton Vic 3147

shelter. Real Estate
Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au



4 2 2

Property Type: House (Res)
Land Size: 1463 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
December quarter 2021: $2,220,000

Comparable Properties



6 Nairn St ASHBURTON 3147 (REI)

4 2 2

Price: $2,820,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)

Agent Comments



151 High St GLEN IRIS 3146 (REI/VG)

4 2 4

Price: $2,600,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments



157 Ashburn Gr ASHBURTON 3147 (REI/VG)

5 2 3

Price: $2,500,000
Method: Sold Before Auction
Date: 04/10/2021
Property Type: House (Res)
Land Size: 1154 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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