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	38 Victory Boulevard, Ashburton Vic 3147

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

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

Period - From 22/02/2021 to 21/02/2022 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	60 Bath Rd GLEN IRIS 3146	$1,960,000	02/02/2022
2	10 Mills St GLEN IRIS 3146	$1,911,000	09/02/2022
3	21 Charles St GLEN IRIS 3146	$1,865,000	27/11/2021

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: 22/02/2022 11:22

38 Victory Boulevard, Ashburton Vic 3147

shelter. Real Estate

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5 3 4

Property Type: House (Res)
Land Size: 671 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
22/02/2021 - 21/02/2022: $2,000,000

Comparable Properties



60 Bath Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $1,960,000
Method: Private Sale
Date: 02/02/2022
Property Type: House
Land Size: 791 sqm approx

Agent Comments



10 Mills St GLEN IRIS 3146 (REI)

4 2 2

Price: $1,911,000
Method: Sold Before Auction
Date: 09/02/2022
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments



21 Charles St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,865,000
Method: Private Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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