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	21 Baker Parade, Ashburton Vic 3147

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,145,000 Property Type House Suburb Ashburton

Period - From 01/07/2021 to 30/06/2022 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	25 Pascoe St GLEN IRIS 3146	$2,311,000	23/07/2022
2	23 Eleanor St ASHBURTON 3147	$2,280,000	19/04/2022
3	43 Yuile St ASHBURTON 3147	$2,200,000	14/07/2022

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: 25/08/2022 17:05

21 Baker Parade, Ashburton Vic 3147

shelter. Real Estate
Zali Reynolds
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4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending June 2022: $2,145,000

Comparable Properties



25 Pascoe St GLEN IRIS 3146 (REI)

3 2 3

Price: $2,311,000
Method: Auction Sale
Date: 23/07/2022
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments



23 Eleanor St ASHBURTON 3147 (REI/VG)

5 3 2

Price: $2,280,000
Method: Private Sale
Date: 19/04/2022
Property Type: House
Land Size: 579 sqm approx

Agent Comments



43 Yuile St ASHBURTON 3147 (REI)

4 2 1

Price: $2,200,000
Method: Sold Before Auction
Date: 14/07/2022
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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