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	11 Amery Street, 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 $2,075,000 Property Type House Suburb Ashburton

Period - From 01/07/2022 to 30/09/2022 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	16 Watson St GLEN IRIS 3146	$2,110,000	18/06/2022
2	43 Great Valley Rd GLEN IRIS 3146	$2,095,000	02/06/2022
3	5 Winifred Cr ASHBURTON 3147	$1,915,000	08/10/2022

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: 24/10/2022 14:27

11 Amery Street, Ashburton Vic 3147

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



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
September quarter 2022: $2,075,000

Comparable Properties



16 Watson St GLEN IRIS 3146 (REI)

3 1 2

Price: $2,110,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments



43 Great Valley Rd GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,095,000
Method: Private Sale
Date: 02/06/2022
Property Type: House
Land Size: 629 sqm approx

Agent Comments



5 Winifred Cr ASHBURTON 3147 (REI)

3 2 2

Price: $1,915,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE
propertydata .com.au

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