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 Baird 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 $2,050,000 Property Type House Suburb Ashburton

Period - From 01/04/2022 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 Ambon St ASHBURTON 3147	$2,080,000	17/09/2022
2	1/20 Peace St GLEN IRIS 3146	$1,901,500	08/09/2022
3	9 Vears Rd ASHBURTON 3147	$1,843,000	14/05/2022

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: 20/09/2022 11:29

38 Baird Street, Ashburton Vic 3147

shelter. Real Estate
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4 3 2

Rooms: 6
Property Type: House (Res)

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
June quarter 2022: $2,050,000

Agent Comments

Occupying a north east corner block overlooking Watsons Park, this brand new residence has been built with family function and enduring quality in mind. Welcomed by a wide hallway with Oak wood floors.

Comparable Properties



25 Ambon St ASHBURTON 3147 (REI)

5 3 2

Price: $2,080,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House

Agent Comments



1/20 Peace St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,901,500
Method: Sold Before Auction
Date: 08/09/2022
Property Type: House (Res)

Agent Comments



9 Vears Rd ASHBURTON 3147 (REI/VG)

4 2 2

Price: $1,843,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House
Land Size: 386 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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