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	1/4 Hudson Court, Ashburton Vic 3147

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,565,000 Property Type House Suburb Ashburton

Period - From 01/10/2022 to 31/12/2022 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 Catalina Av ASHBURTON 3147	$1,630,000	22/10/2022
2	7/120 High St GLEN IRIS 3146	$1,620,000	08/10/2022
3	2a Derna Rd ASHBURTON 3147	$1,510,000	29/10/2022

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: 01/02/2023 11:26

1/4 Hudson Court, Ashburton Vic 3147

shelter. Real Estate
Zali Reynolds
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4 2 2

Rooms: 7
Property Type: Townhouse
Land Size: 271 sqm approx

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
December quarter 2022: $1,565,000

Agent Comments

Custom designed for fabulous entertaining, this family townhouse's peaceful, private proportions seamlessly unfold to extensive decking, and easy to manage gardens with pool.

Comparable Properties



16 Catalina Av ASHBURTON 3147 (REI/VG)

4 3 2

Price: $1,630,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 372 sqm approx

Agent Comments



7/120 High St GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,620,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Townhouse (Res)

Agent Comments



2a Derna Rd ASHBURTON 3147 (REI/VG)

4 3 2

Price: $1,510,000
Method: Sold Before Auction
Date: 29/10/2022
Property Type: Townhouse (Res)
Land Size: 281 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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