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	17 Meaden Street, 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	9 Markham Av ASHBURTON 3147	$1,481,000	15/10/2022
2	71 Victory Blvd ASHBURTON 3147	$1,450,000	26/11/2022
3	26 Burbank St ASHBURTON 3147	$1,380,000	03/12/2022

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: 07/02/2023 13:59

17 Meaden Street, Ashburton Vic 3147

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



3 2 2

Property Type: House
Land Size: 557 sqm approx

Agent Comments

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

Comparable Properties



9 Markham Av ASHBURTON 3147 (REI)

2 1 2

Price: $1,481,000
Method: Auction Sale
Date: 15/10/2022
Property Type: House (Res)
Land Size: 671 sqm approx

Agent Comments



71 Victory Blvd ASHBURTON 3147 (REI)

3 1 2

Price: $1,450,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments



26 Burbank St ASHBURTON 3147 (REI)

3 1 2

Price: $1,380,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE
propertydata .com.au

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