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	33 Ward Street, Ashburton Vic 3147

Indicative selling price

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

Range between $1,650,000 & $1,800,000

Median sale price

Median price $1,970,000 Property Type House Suburb Ashburton

Period - From 09/03/2022 to 08/03/2023 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	7 Keltie St GLEN IRIS 3146	$1,950,000	07/10/2022
2	17 Fuller av GLEN IRIS 3146	$1,920,000	21/02/2023
3	28 Ward St ASHBURTON 3147	$1,805,000	08/03/2023

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: 09/03/2023 18:21

33 Ward Street, Ashburton Vic 3147

shelter. Real Estate
Zali Reynolds
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3 1 2

Rooms: 7
Property Type: House
Land Size: 670 sqm approx

Indicative Selling Price
$1,650,000 - $1,800,000
Median House Price
09/03/2022 - 08/03/2023: $1,970,000

Agent Comments

The enduring desirability of a charming c1930's Art Deco is beautifully illustrated by this captivating & meticulously maintained 3-bedroom, 1 bathroom home. Backing on to the Anniversary Trail, this stunning period residence offers scope to renovate & extend with contemporary flair (STCA).

Comparable Properties



7 Keltie St GLEN IRIS 3146 (REI)

3 1 2

Price: $1,950,000
Method: Sold Before Auction
Date: 07/10/2022
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments



17 Fuller av GLEN IRIS 3146 (REI)

3 2 1

Price: $1,920,000
Method: Sold Before Auction
Date: 21/02/2023
Property Type: House
Land Size: 610 sqm approx

Agent Comments



28 Ward St ASHBURTON 3147 (REI)

3 1 3

Price: $1,805,000
Method: Sold Before Auction
Date: 08/03/2023
Property Type: House
Land Size: 604 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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