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	109 Victory Boulevard, Ashburton Vic 3147

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,825,500 Property Type House Suburb Ashburton

Period - From 01/01/2023 to 31/03/2023 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	17 Meaden St ASHBURTON 3147	$1,450,000	24/02/2023
2	361 High St ASHBURTON 3147	$1,400,000	24/05/2023
3	9 Closter Av ASHWOOD 3147	$1,390,000	24/03/2023

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: 29/06/2023 15:13

109 Victory Boulevard, Ashburton Vic 3147

shelter. Real Estate
Will Anderson
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3 1 2

Rooms: 5
Property Type: House
Land Size: 664 sqm approx

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
March quarter 2023: $1,825,500

Agent Comments

Situated on a rectangular allotment measuring 664sqm (approx), this comfortable residence offers a desirable north-facing rear, high-side of the road position and impressive land dimensions.

Comparable Properties



17 Meaden St ASHBURTON 3147 (REI/VG)

3 2 2

Price: $1,450,000
Method: Sold Before Auction
Date: 24/02/2023
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



361 High St ASHBURTON 3147 (REI)

3 1 1

Price: $1,400,000
Method: Sold Before Auction
Date: 24/05/2023
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments



9 Closter Av ASHWOOD 3147 (REI/VG)

4 1 3

Price: $1,390,000
Method: Private Sale
Date: 24/03/2023
Property Type: House
Land Size: 590 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata.com.au

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