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	53 Gloucester Road, Ashburton Vic 3147

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,932,500 Property Type House Suburb Ashburton

Period - From 01/04/2023 to 30/06/2023 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	43 Munro Av ASHBURTON 3147	$2,345,000	19/05/2023
2	45 Madeline St GLEN IRIS 3146	$2,288,800	21/03/2023
3	7a Gloucester Rd ASHBURTON 3147	$1,840,000	13/05/2023

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: 27/07/2023 10:53

53 Gloucester Road, Ashburton Vic 3147

shelter. Real Estate
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5 3 2

Rooms: 5
Property Type: House (Res)
Land Size: 627 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
June quarter 2023: $1,932,500

Agent Comments

A beautiful statement in contemporary refinement, this gloriously elevated family residence provides a modern lifestyle of class, luxury and impressive space.

Comparable Properties



43 Munro Av ASHBURTON 3147 (REI/VG)

4 2 2

Price: $2,345,000
Method: Private Sale
Date: 19/05/2023
Property Type: House
Land Size: 731 sqm approx

Agent Comments



45 Madeline St GLEN IRIS 3146 (REI/VG)

5 2 2

Price: $2,288,800
Method: Private Sale
Date: 21/03/2023
Property Type: House
Land Size: 724 sqm approx

Agent Comments



7a Gloucester Rd ASHBURTON 3147 (REI)

3 2 2

Price: $1,840,000
Method: Auction Sale
Date: 13/05/2023
Property Type: Townhouse (Res)

Agent Comments

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