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	20 Ward Street, Ashburton Vic 3147

Indicative selling price

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

Range between $2,400,000 & $2,600,000

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	3 Madeline St GLEN IRIS 3146	$2,710,000	10/05/2023
2	42 Albion Rd GLEN IRIS 3146	$2,550,000	04/03/2023
3	20 Allenby Av MALVERN EAST 3145	$2,400,000	10/03/2023

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: 08/08/2023 14:14

20 Ward Street, Ashburton Vic 3147

shelter. Real Estate
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4 2 2

Property Type: House (Res)
Land Size: 603 sqm approx

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
June quarter 2023: $1,932,500

Agent Comments

A remarkable modern conversion maintaining a coveted Californian Bungalow façade, this state-of-the-art masterpiece has undergone a breathtaking designer transformation with a minimalistic edge and dedication to energy efficiency.

Comparable Properties



3 Madeline St GLEN IRIS 3146 (REI/VG)

4 2 4

Price: $2,710,000
Method: Sold Before Auction
Date: 10/05/2023
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments



42 Albion Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,550,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments



20 Allenby Av MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $2,400,000
Method: Private Sale
Date: 10/03/2023
Property Type: House
Land Size: 765 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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