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<br>Including suburb and postcode | 20 Oliver Street, Ashburton Vic 3147 |

## Indicative selling price

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

Range between $1,800,000 & $1,900,000

## 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 | 6 Hurstmon St MALVERN EAST 3145 | $1,980,000 | 24/03/2023 |
| 2 | 49 Nicholas St ASHBURTON 3147 | $1,900,000 | 28/07/2023 |
| 3 | 83 Baker Pde ASHBURTON 3147 | $1,800,000 | 15/07/2023 |

**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: 20/09/2023 14:28

20 Oliver Street, Ashburton Vic 3147

shelter.
Real Estate
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4 2 2

**Property Type:** House
**Land Size:** 602 sqm approx

**Indicative Selling Price**
$1,800,000 - $1,900,000
**Median House Price**
June quarter 2023: $1,932,500

Agent Comments

Beyond its façade, this captivating home offers not only impressive outdoor surrounds but an enticing blend of present-day comfort & future potential, forming an exceptional partnership for discerning home buyers.

# Comparable Properties



**6 Hurstmon St MALVERN EAST 3145 (REI)**

3 1 2

**Price:** $1,980,000
**Method:** Private Sale
**Date:** 24/03/2023
**Property Type:** House
**Land Size:** 655 sqm approx

Agent Comments



**49 Nicholas St ASHBURTON 3147 (REI)**

3 1 2

**Price:** $1,900,000
**Method:** Sold Before Auction
**Date:** 28/07/2023
**Property Type:** House (Res)
**Land Size:** 697 sqm approx

Agent Comments



**83 Baker Pde ASHBURTON 3147 (REI)**

3 2 1

**Price:** $1,800,000
**Method:** Auction Sale
**Date:** 15/07/2023
**Property Type:** House (Res)
**Land Size:** 613 sqm approx

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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