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	61 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 $2,020,000 Property Type House Suburb Ashburton

Period - From 01/07/2023 to 30/09/2023 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	16 Poulter St ASHBURTON 3147	$2,280,000	09/09/2023
2	45 Barnes Av BURWOOD 3125	$2,060,000	09/09/2023
3	3 Chamberlain St ASHBURTON 3147	$2,020,000	16/09/2023

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: 18/10/2023 10:37

61 Gloucester Road, Ashburton Vic 3147

shelter. Real Estate
Mike Millington
03 9889 3990
0411 300 205
michael@shelterrealestate.com.au



5 3 3

Property Type: House
Land Size: 640 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
September quarter 2023: $2,020,000

Agent Comments

Unrivalled in terms of scale, level of finish and quality, this spectacular residence is both unforgettably beautiful and effortlessly functional for luxurious family living

Comparable Properties



16 Poulter St ASHBURTON 3147 (REI)

5 3 2

Price: $2,280,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments



45 Barnes Av BURWOOD 3125 (REI)

5 3 4

Price: $2,060,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 798 sqm approx

Agent Comments



3 Chamberlain St ASHBURTON 3147 (REI)

3 2 2

Price: $2,020,000
Method: Private Sale
Date: 16/09/2023
Property Type: House

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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