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	31 Aitchison Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between $1,600,000 & $1,750,000

Median sale price

Median price $1,915,000 Property Type House Suburb Ashburton

Period - From 01/07/2022 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	1/3 Through Rd CAMBERWELL 3124	$1,855,000	19/08/2023
2	7a Gloucester Rd ASHBURTON 3147	$1,840,000	13/05/2023
3	2/96 Summerhill Rd GLEN IRIS 3146	$1,640,000	09/09/2023

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: 03/10/2023 09:32

31 Aitchison Avenue, Ashburton Vic 3147

shelter. Real Estate
Mike Millington
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4 3 4

Rooms: 9
Property Type: House
Land Size: 433 sqm approx

Indicative Selling Price
$1,600,000 - $1,750,000
Median House Price
Year ending June 2023: $1,915,000

Agent Comments

Nestled on a beautifully landscaped corner, this immaculately maintained home presents a seamless blend of timeless elegance, contemporary updates and classic refinement, tailor-made for families.

Comparable Properties



1/3 Through Rd CAMBERWELL 3124 (REI)

3 2 2

Price: $1,855,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Townhouse (Res)

Agent Comments



7a Gloucester Rd ASHBURTON 3147 (REI/VG)

3 2 2

Price: $1,840,000
Method: Auction Sale
Date: 13/05/2023
Property Type: Townhouse (Res)
Land Size: 282 sqm approx

Agent Comments



2/96 Summerhill Rd GLEN IRIS 3146 (REI)

3 2 3

Price: $1,640,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Townhouse (Res)

Agent Comments

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