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	17 Boyle Street, Ashburton Vic 3147

Indicative selling price

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

Range between $2,200,000 & $2,350,000

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	88 Dent St ASHBURTON 3147	$2,370,000	18/11/2023
2	37 Welfare Pde GLEN IRIS 3146	$2,350,000	17/08/2023
3	16 Poulter St ASHBURTON 3147	$2,280,000	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: 22/11/2023 09:33

17 Boyle Street, Ashburton Vic 3147

shelter.
Real Estate
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4 2 2

Property Type: House (Res)
Land Size: 602 sqm approx

Indicative Selling Price
$2,200,000 - $2,350,000
Median House Price
September quarter 2023: $2,020,000

Agent Comments

Manicured gardens and a pristine, stately façade introduce this luxurious single level home defined by superior craftsmanship and contemporary sophistication

Comparable Properties



88 Dent St ASHBURTON 3147 (REI)

5 2 2

Price: $2,370,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments



37 Welfare Pde GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,350,000
Method: Sold Before Auction
Date: 17/08/2023
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments



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

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