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	57 Nicholas Street, Ashburton Vic 3147

Indicative selling price

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

Range between $1,700,000 & $1,800,000

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	20 Oliver St ASHBURTON 3147	$1,820,000	21/10/2023
2	83 Baker Pde ASHBURTON 3147	$1,800,000	15/07/2023
3	2 Ward St ASHBURTON 3147	$1,795,000	21/10/2023

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: 09/11/2023 14:05

57 Nicholas Street, Ashburton Vic 3147

shelter.
Real Estate
Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au



3 1 3

Rooms: 6
Property Type: House (Res)
Land Size: 696 sqm approx

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
September quarter 2023: $2,020,000

Agent Comments

Set on the high side of the street, embraced by beautiful established gardens bursting with seasonal colour, this light-filled haven's impeccably presented interiors will captivate today, yet may spark your interest for the future.

Comparable Properties

20 Oliver St ASHBURTON 3147 (REI)

4 2 2

Price: $1,820,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments



83 Baker Pde ASHBURTON 3147 (REI/VG)

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



2 Ward St ASHBURTON 3147 (REI)

3 3 1

Price: $1,795,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.