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	10 Anson Court, Ashburton Vic 3147

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,005,000 Property Type House Suburb Ashburton

Period - From 01/01/2022 to 31/12/2022 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		
2		
3		

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: 20/02/2023 12:18

10 Anson Court, Ashburton Vic 3147

Manae McInnes
03 9889 3990
0490 399 626
manae@shelterrealestate.com.au



4 3 4

Property Type:
Divorce/Estate/Family Transfers
Land Size: 676 sqm approx

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending December 2022: $2,005,000

Agent Comments

A passion for entertaining and a professional's eye for design have created a simply sensational living environment in this one-family custom-built home with garden apartment.

Comparable Properties

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.

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