

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

21 Nicholas Street, Ashburton, VIC 3147

Indicative selling price

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

Single price

or range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$2,160,000

Property type

House

Suburb

ASHBURTON

Period - From

29/06/2021

to

29/06/2022

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	70 Nicholas Street Ashburton Vic 3147	\$1,835,000	2022-06-01
2	13 Nicholas Street Ashburton Vic 3147	\$1,590,000	2022-05-14
3	63 Gloucester Road Ashburton Vic 3147	\$1,655,000	2022-04-09

This Statement of Information was prepared on:

29/06/2022

