

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

1/393 High Street, Ashburton Vic 3147

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$1,516,000

Property Type Unit

Suburb Ashburton

Period - From 01/10/2023

to 30/09/2024

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	1/2 Carool Rd ASHBURTON 3147	\$1,270,000	04/06/2024
2	2/15 Mulgrave St ASHWOOD 3147	\$1,340,000	19/09/2024
3	1c Hughes St BURWOOD 3125	\$1,308,000	13/11/2024

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:

25/11/2024 10:57



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Property Type: Townhouse
(Residential)

Agent Comments

Indicative Selling Price

\$1,250,000

Median Unit Price

Year ending September 2024: \$1,516,000

Comparable Properties



1/2 Carool Rd ASHBURTON 3147 (REI/VG)

Agent Comments

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Price: \$1,270,000

Method: Private Sale

Date: 04/06/2024

Property Type: Townhouse (Single)



2/15 Mulgrave St ASHWOOD 3147 (REI)

Agent Comments

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Price: \$1,340,000

Method: Sold Before Auction

Date: 19/09/2024

Property Type: Townhouse (Res)



1c Hughes St BURWOOD 3125 (REI)

Agent Comments

🛏️ 4 🚗 3 🚗 2

Price: \$1,308,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: Townhouse (Res)

Land Size: 262 sqm approx

Account - Thomson | P: 03 95098244 | F: 95009693



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