

# 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

71a Gloucester Road, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,489,000

### Median sale price

Median price \$1,465,000

Property Type Townhouse

Suburb Ashburton

Period - From 14/06/2021

to 13/06/2022

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	12a Victory Blvd ASHBURTON 3147	\$1,580,000	19/02/2022
2	147a Summerhill Rd GLEN IRIS 3146	\$1,575,000	19/02/2022
3	13a morotai Av ASHBURTON 3147	\$1,550,000	09/05/2022

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:

14/06/2022 10:22

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**Indicative Selling Price**

\$1,489,000

**Median Townhouse Price**

14/06/2021 - 13/06/2022: \$1,465,000



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**12a Victory Blvd ASHBURTON 3147 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 19/02/2022

**Property Type:** Townhouse (Res)

**Land Size:** 320 sqm approx



**147a Summerhill Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,575,000

**Method:** Auction Sale

**Date:** 19/02/2022

**Property Type:** House (Res)

**Land Size:** 402 sqm approx



**13a morotai Av ASHBURTON 3147 (REI)**

Agent Comments

3 2 1

**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 09/05/2022

**Property Type:** Townhouse (Res)

**Land Size:** 310 sqm approx

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613