

# 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

61 St Georges Crescent, Ashburton Vic 3147

### Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

### Median sale price

Median price

\$1,821,500

Property Type

House

Suburb

Ashburton

Period - From

01/10/2020

to

30/09/2021

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 | 18 Lucerne St ASHBURTON 3147   | \$1,880,000 | 28/08/2021   |
| 2 | 44 Nicholas St ASHBURTON 3147  | \$1,855,000 | 18/09/2021   |
| 3 | 6 Comas Gr ASHBURTON 3147      | \$1,800,000 | 26/06/2021   |

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:

30/10/2021 09:42



Property Type:

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending September 2021: \$1,821,500

## Comparable Properties



18 Lucerne St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,880,000

Method: Sold Before Auction

Date: 28/08/2021

Property Type: House



44 Nicholas St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,855,000

Method: Private Sale

Date: 18/09/2021

Property Type: House

Land Size: 696 sqm approx



6 Comas Gr ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,800,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 702 sqm approx