

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

83 Baker Parade, Ashburton, VIC 3147

Indicative selling price

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

Single price or range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,942,500 Property type House Suburb ASHBURTON

Period - From 06/06/2022 to 05/06/2023 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	16 Trent Street Glen Iris Vic 3146	\$1,618,000	2023-05-06
2	8 Nicholas Street Ashburton Vic 3147	\$1,528,000	2023-04-07
3	13 Vears Road Ashburton Vic 3147	\$1,600,000	2023-02-11

This Statement of Information was prepared on: 06/06/2023

