

# 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 8 Nicholas Street, 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  or range between \$1,470,000 & \$1,500,000

### Median sale price

Median price \$2,003,500 Property type House Suburb ASHBURTON

Period - From 04/04/2022 to 03/04/2023 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 26 Burbank Street Ashburton Vic 3147	\$1,380,000	2022-12-03
2 25 Boyle Street Ashburton Vic 3147	\$1,565,000	2022-11-26
3 71 Victory Boulevard Ashburton Vic 3147	\$1,450,000	2022-11-26

This Statement of Information was prepared on: 04/04/2023

