

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

19 Johnston Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,850,000

&

\$3,100,000

Median sale price

Median price \$2,075,000

Property Type House

Suburb Ashburton

Period - From 01/07/2022

to 30/09/2022

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	33 Ashburton Rd GLEN IRIS 3146	\$3,260,000	25/06/2022
2	32 Rowen St GLEN IRIS 3146	\$3,257,000	22/10/2022
3	27 Karnak Rd ASHBURTON 3147	\$2,899,000	30/06/2022

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:

24/10/2022 09:37



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Property Type: House
Land Size: 691 sqm approx

Agent Comments

Double remote garage, security gates, half court basketball court, 5 bedrooms plus home office or 6 bedroom home including ground floor master suite and first floor master suite

Indicative Selling Price

\$2,850,000 - \$3,100,000

Median House Price

September quarter 2022: \$2,075,000

Comparable Properties



33 Ashburton Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

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Price: \$3,260,000
Method: Private Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 697 sqm approx



32 Rowen St GLEN IRIS 3146 (REI)

Agent Comments

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Price: \$3,257,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 632 sqm approx



27 Karnak Rd ASHBURTON 3147 (REI/VG)

Agent Comments

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Price: \$2,899,000
Method: Sold Before Auction
Date: 30/06/2022
Property Type: House (Res)
Land Size: 699 sqm approx

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