

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

6 Gloucester Road, Ashburton VIC 3147

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,345,500

Property Type

Unit

Suburb

Ashburton

Period - From

03/08/2024

to

02/02/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
1/2 Victor Road Glen Iris VIC 3146	\$1,388,000	10/08/2024
15 Mitchell Avenue Ashwood VIC 3147	\$1,220,000	08/11/2024
1/19 Alfred Road Glen Iris VIC 3146	\$1,419,000	30/11/2024

This Statement of Information was prepared on:

03/02/2025