

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

1/2 CAROOL ROAD ASHBURTON VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,517,000

Property type

Unit

Suburb

Ashburton

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

2/17 ASHBURN GROVE ASHBURTON VIC 3147	\$1,291,000	02-Dec-23
2/73 ASHBURN GROVE ASHBURTON VIC 3147	\$1,250,000	25-May-24
2/4 DOUGLAS STREET ASHWOOD VIC 3147	\$1,310,000	10-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 01 June 2024

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**2/17 ASHBURN GROVE
ASHBURTON VIC 3147**

 3  2  2

Sold Price **\$1,291,000** Sold Date **02-Dec-23**

Distance **0.29km**



**2/73 ASHBURN GROVE
ASHBURTON VIC 3147**

 3  2  2

Sold Price ^{RS} **\$1,250,000** ^{UN} Sold Date **25-May-24**

Distance **0.79km**



**2/4 DOUGLAS STREET ASHWOOD
VIC 3147**

 3  2  1

Sold Price ^{RS} **\$1,310,000** ^{UN} Sold Date **10-Apr-24**

Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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