

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

2/1 Johnston Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$962,500

Property Type Unit

Suburb Ashburton

Period - From 19/07/2020

to

18/07/2021

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	16b Milverton St CAMBERWELL 3124	\$1,303,000	03/07/2021
2	1/16 Dundonald Av MALVERN EAST 3145	\$1,185,000	22/05/2021
3	3/76 Summerhill Rd GLEN IRIS 3146	\$1,170,000	05/03/2021

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:

19/07/2021 12:51



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Rooms: Study Nook

Property Type: Single Level Villa

Land Size: 232 sqm approx

Agent Comments

Comparable Properties



16b Milverton St CAMBERWELL 3124 (REI)

Agent Comments

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Price: \$1,303,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Unit

Land Size: 320 sqm approx



1/16 Dundonald Av MALVERN EAST 3145 (REI) Agent Comments

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Price: \$1,185,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Unit



3/76 Summerhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

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Price: \$1,170,000

Method: Private Sale

Date: 05/03/2021

Property Type: Townhouse (Single)