

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

63 Gloucester Road, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$2,048,000

Property Type House

Suburb Ashburton

Period - From 10/03/2021

to

09/03/2022

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	4 Gona Ct ASHBURTON 3147	\$1,780,000	26/11/2021
2	2a Ambon St ASHBURTON 3147	\$1,691,000	07/10/2021
3	53 Alamein Av ASHBURTON 3147	\$1,685,000	27/11/2021

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:

10/03/2022 16:34

63 Gloucester Road, Ashburton Vic 3147

shelter.
Real Estate

Zali Reynolds

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Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

10/03/2021 - 09/03/2022: \$2,048,000



4 2 3

Property Type: House (Res)

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



4 Gona Ct ASHBURTON 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,780,000

Method: Sold Before Auction

Date: 26/11/2021

Property Type: House (Res)

Land Size: 660 sqm approx



2a Ambon St ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$1,691,000

Method: Auction Sale

Date: 07/10/2021

Property Type: House (Res)

Land Size: 634 sqm approx



53 Alamein Av ASHBURTON 3147 (REI)

Agent Comments

3 1 3

Price: \$1,685,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 615 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990



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