

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

83 Victory Boulevard, Ashburton Vic 3147

Indicative selling price

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

Single price

\$1,630,000

Median sale price

Median price

\$1,567,500

Property Type

House

Suburb

Ashburton

Period - From

01/07/2018

to

30/06/2019

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	45 Nicholas St ASHBURTON 3147	\$1,572,000	14/09/2019
2	59 Victory Blvd ASHBURTON 3147	\$1,505,000	14/09/2019
3	128 Ashburn Gr ASHBURTON 3147	\$1,475,000	21/05/2019

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:

23/09/2019 11:26



 2  1  1

Property Type: House (Res)

Land Size: 850 sqm approx

Agent Comments

Comparable Properties



45 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

 2  2  2

Price: \$1,572,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 4

Property Type: House (Res)

Land Size: 696 sqm approx



59 Victory Blvd ASHBURTON 3147 (REI)

Agent Comments

 3  1  2

Price: \$1,505,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 731 sqm approx



128 Ashburn Gr ASHBURTON 3147 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,475,000

Method: Sold Before Auction

Date: 21/05/2019

Property Type: House (Res)

Land Size: 893 sqm approx