

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

45 Nicholas Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,410,000

House

X

Unit

Suburb Ashburton

Period - From 01/04/2019

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	128 Ashburn Gr ASHBURTON 3147	\$1,475,000	21/05/2019
2	35 Munro Av ASHBURTON 3147	\$1,410,000	16/03/2019
3	29 Solway St ASHBURTON 3147	\$1,400,000	05/05/2019

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.



3 2 1

Rooms: 6

Property Type: House

Land Size: 694 sqm approx

Agent Comments

Comparable Properties



128 Ashburn Gr ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,475,000

Method: Sold Before Auction

Date: 21/05/2019

Rooms: -

Property Type: House (Res)



35 Munro Av ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$1,410,000

Method: Auction Sale

Date: 16/03/2019

Rooms: 6

Property Type: House (Res)

Land Size: 559 sqm approx



29 Solway St ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 1

Price: \$1,400,000

Method: Sold After Auction

Date: 05/05/2019

Rooms: -

Property Type: House

Land Size: 697 sqm approx