

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

41 St Georges Crescent, Ashburton Vic 3147

Indicative selling price

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

Single price

\$1,825,000

Median sale price

Median price

\$1,932,500

Property Type

House

Suburb

Ashburton

Period - From

01/01/2023

to

31/12/2023

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	91 Nicholas St ASHBURTON 3147	\$1,850,000	28/02/2024
2	57 Nicholas St ASHBURTON 3147	\$1,845,000	24/11/2023
3	26 Chaleyer St GLEN IRIS 3146	\$1,720,000	09/03/2024

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:

25/03/2024 16:38

Chris Gillon
03 9805 1111
0407 409 227
cgillon@woodards.com.au

Indicative Selling Price

\$1,825,000

Median House Price

Year ending December 2023: \$1,932,500



 2  1  2

Property Type: House (Res)

Land Size: 739 sqm approx

Agent Comments

Comparable Properties



91 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

 4  2  2

Price: \$1,850,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: House (Res)

Land Size: 676 sqm approx



57 Nicholas St ASHBURTON 3147 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,845,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: House (Res)

Land Size: 696 sqm approx



26 Chaleyer St GLEN IRIS 3146 (REI)

Agent Comments

 3  1  1

Price: \$1,720,000

Method: Auction Sale

Date: 09/03/2024

Property Type: House (Res)

Land Size: 692 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199