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

13 Vears Road, Ashburton Vic 3147

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$2,005,000	Pro	operty Type	Hou	se		Suburb	Ashburton
Period - From	01/01/2022	to	31/12/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	25 Boyle St ASHBURTON 3147	\$1,565,000	26/11/2022
2			
3			

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:

04/02/2023 14:40



13 Vears Road, Ashburton Vic 3147

McGrath





Property Type: House Land Size: 646 sqm approx Agent Comments

Loeky Kwe 03 9889 8800 0404 826 670 loekykwe@mcgrath.com.au

Indicative Selling Price \$1,500,000 - \$1,550,000 **Median House Price** Year ending December 2022: \$2,005,000

Comparable Properties



25 Boyle St ASHBURTON 3147 (REI/VG) 2 2



Price: \$1,565,000 Method: Auction Sale Date: 26/11/2022 Property Type: House (Res) Land Size: 601 sqm approx

Agent Comments

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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