

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

42 St Georges Crescent, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,300,000

&

\$2,400,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Ashburton

Period - From 27/09/2020

to

26/09/2021

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	2 Taylor St ASHBURTON 3147	\$2,530,000	28/07/2021
2	50a Baird St ASHBURTON 3147	\$2,340,000	24/04/2021
3	3/39 Solway St ASHBURTON 3147	\$2,325,000	07/08/2021

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:

27/09/2021 11:56

42 St Georges Crescent, Ashburton Vic 3147

shelter.
Real Estate

Zali Reynolds

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Indicative Selling Price

\$2,300,000 - \$2,400,000

Median House Price

27/09/2020 - 26/09/2021: \$1,800,000



4 4 2

Property Type: House

Land Size: 367 sqm approx

Agent Comments

Comparable Properties



2 Taylor St ASHBURTON 3147 (REI)

Agent Comments

4 4 2

Price: \$2,530,000

Method: Private Sale

Date: 28/07/2021

Property Type: House

Land Size: 590 sqm approx



50a Baird St ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$2,340,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 308 sqm approx



3/39 Solway St ASHBURTON 3147 (REI)

Agent Comments

3 3 4

Price: \$2,325,000

Method: Auction Sale

Date: 07/08/2021

Property Type: House (Res)

Account - Shelter Real Estate | P: 03 9889 3990



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