

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

2/1 Johnston Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,450,000

Property Type Townhouse

Suburb Ashburton

Period - From 21/10/2020

to

20/10/2021

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	2/52 Fakenham Rd ASHBURTON 3147	\$1,272,000	05/08/2021
2	2/16 Alfred Rd GLEN IRIS 3146	\$1,270,000	06/08/2021
3	2a Wynyeh St MALVERN EAST 3145	\$1,160,000	04/08/2021

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:

21/10/2021 18:09



2 2 1

Property Type: Free Standing
Villa/ Single Level Townhouse
Land Size: 232 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
21/10/2020 - 20/10/2021: \$1,450,000

Comparable Properties



2/52 Fakenham Rd ASHBURTON 3147 (REI/VG) **Agent Comments**

2 1 2

Price: \$1,272,000
Method: Auction Sale
Date: 05/08/2021
Property Type: House (Res)



2/16 Alfred Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$1,270,000
Method: Sold Before Auction
Date: 06/08/2021
Property Type: Townhouse (Res)



2a Wynyeh St MALVERN EAST 3145 (REI/VG)

Agent Comments

2 2 1

Price: \$1,160,000
Method: Private Sale
Date: 04/08/2021
Property Type: House
Land Size: 373 sqm approx