

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

Stunning 4-bedrooms, 5 bathrooms, double car garage. Luxury
and quality materials ASHBURTON VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,462,500

Property type

Unit

Suburb

Ashburton

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

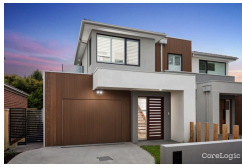
Date of sale

2C LIBERATOR STREET ASHBURTON VIC 3147	\$1,745,000	20-Mar-23
5A ORFORD ROAD ASHBURTON VIC 3147	\$1,700,000	19-Aug-23
6 CAROOL ROAD ASHBURTON VIC 3147	\$2,010,000	17-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 28 February 2024



**2C LIBERATOR STREET
ASHBURTON VIC 3147**

 4  3  2

Sold Price **\$1,745,000** Sold Date **20-Mar-23**

Distance **0.76km**



**5A ORFORD ROAD ASHBURTON
VIC 3147**

 4  3  2

Sold Price **\$1,700,000** Sold Date **19-Aug-23**

Distance **1.2km**



**6 CAROOL ROAD ASHBURTON VIC
3147**

 4  3  2

Sold Price **\$2,010,000** Sold Date **17-Jun-23**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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