

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

1/21 ASHBURN GROVE 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

or range
between

\$635,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

Unit

Suburb

Ashburton

Period-from

01 Oct 2023

to

30 Sep 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

9/2-12 TEMPLE STREET ASHWOOD VIC 3147	\$680,000	31-May-24
4/2 JUNE CRESCENT GLEN IRIS VIC 3146	\$690,000	04-May-24
1/18 TEMPLE STREET ASHWOOD VIC 3147	\$686,000	14-Sep-24

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: 11 October 2024

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9/2-12 TEMPLE STREET ASHWOOD VIC 3147 Sold Price **\$680,000** Sold Date **31-May-24**

 2  1  1

Distance **1.26km**



4/2 JUNE CRESCENT GLEN IRIS VIC 3146 Sold Price **\$690,000** Sold Date **04-May-24**

 2  1  1

Distance **1.47km**



1/18 TEMPLE STREET ASHWOOD VIC 3147 Sold Price ^{RS} **\$686,000** Sold Date **14-Sep-24**

 2  1  1

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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