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Study  
 3.5  
 2

**Rooms:** 8

**Property Type:** House

**Land Size:** 426 sqm approx

**Agent Comments**

On own separate title. No Owners Corporate restrictions

**Indicative Selling Price**

\$1,850,000 - \$2,000,000

**Median House Price**

June quarter 2017: \$1,850,000

## Comparable Properties



**23 Solway St ASHBURTON 3147 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$2,220,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 480 sqm approx



**3/39 Solway St ASHBURTON 3147 (REI)**

**Agent Comments**

 3  3  4

**Price:** \$2,050,000

**Method:** Auction Sale

**Date:** 03/12/2016

**Rooms:** 7

**Property Type:** Townhouse (Res)

**4/6-8 Carool Rd ASHBURTON 3147 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,868,000

**Method:** Private Sale

**Date:** 21/05/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 331 sqm approx

## 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

18A St Georges Crescent, Ashburton Vic 3147

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$2,000,000

## Median sale price

Median price \$1,850,000

House X

Suburb Ashburton

Period - From 01/04/2017 to 30/06/2017

Source REIV

## Comparable property sales

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
23 Solway St ASHBURTON 3147	\$2,220,000	13/05/2017
3/39 Solway St ASHBURTON 3147	\$2,050,000	03/12/2016
4/6-8 Carool Rd ASHBURTON 3147	\$1,868,000	21/05/2017