

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

48 Nicholas Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,667,000 Property Type House Suburb Ashburton

Period - From 01/10/2020 to 31/12/2020 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	81 Nicholas St ASHBURTON 3147	\$1,936,000	05/12/2020
2	37 Eleanor St ASHBURTON 3147	\$1,925,000	14/11/2020
3	25 Karnak Rd ASHBURTON 3147	\$1,840,000	05/12/2020

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:

18/01/2021 13:22

48 Nicholas Street, Ashburton Vic 3147

Tony Doh
9818 1888
0419 316 676
tdoh@hockingstuart.com.au



 5  3  4

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
December quarter 2020: \$1,667,000

Comparable Properties



81 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

 4  2  2

Price: \$1,936,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)
Land Size: 697 sqm approx



37 Eleanor St ASHBURTON 3147 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,925,000
Method: Auction Sale
Date: 14/11/2020
Property Type: House (Res)
Land Size: 698 sqm approx



25 Karnak Rd ASHBURTON 3147 (REI)

Agent Comments

 3  2  3

Price: \$1,840,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)
Land Size: 696 sqm approx