

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

1A Poulter Street 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Ashburton

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/27 Denman Avenue Glen Iris VIC 3146	\$1,556,000	09-Nov-20
1/2 Johnston Street Ashburton VIC 3147	\$1,525,000	28-Nov-20
1291 Toorak Road Camberwell VIC 3124	\$1,510,000	03-Nov-20

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: 25 February 2021



**1/27 Denman Avenue Glen Iris VIC
3146**

Sold Price

\$1,556,000

Sold Date **09-Nov-20**

3 2 2

Distance **1.98km**



**1/2 Johnston Street Ashburton VIC
3147**

Sold Price

\$1,525,000

Sold Date **28-Nov-20**

3 2 -

Distance **1.12km**



**1291 Toorak Road Camberwell VIC
3124**

Sold Price

\$1,510,000

Sold Date **03-Nov-20**

3 2 2

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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