

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 61 Albion Road, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$1,880,000 Property Type House Suburb Ashburton

Period - From 01/07/2021 to 30/09/2021 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	28 Dent St GLEN IRIS 3146	\$2,200,000	07/10/2021
2	69 Florizel St GLEN IRIS 3146	\$2,050,000	01/10/2021
3	74 Dent St ASHBURTON 3147	\$1,800,000	07/08/2021

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: 16/11/2021 15:56



3 1 2

Rooms: 5
Property Type: House
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,000,000
Median House Price
September quarter 2021: \$1,880,000

Comparable Properties



28 Dent St GLEN IRIS 3146 (REI)

Agent Comments

3 2 1

Price: \$2,200,000
Method: Sold Before Auction
Date: 07/10/2021
Property Type: House (Res)
Land Size: 613 sqm approx



69 Florizel St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$2,050,000
Method: Private Sale
Date: 01/10/2021
Property Type: House
Land Size: 650 sqm approx



74 Dent St ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,800,000
Method: Private Sale
Date: 07/08/2021
Property Type: House
Land Size: 555 sqm approx

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