

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

35 St Georges Crescent, Ashburton Vic 3147

Indicative selling price

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

Single price

\$2,100,000

Median sale price

Median price

\$2,220,000

Property Type

House

Suburb

Ashburton

Period - From

01/10/2021

to

31/12/2021

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	15 Celia St GLEN IRIS 3146	\$2,200,000	04/12/2021
2	24 Fakenham Rd ASHBURTON 3147	\$2,100,000	21/01/2022
3	20 Nicholas St ASHBURTON 3147	\$2,000,000	15/12/2021

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:

07/03/2022 12:17



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,100,000

Median House Price

December quarter 2021: \$2,220,000

Comparable Properties



15 Celia St GLEN IRIS 3146 (REI)

Agent Comments

2 1 2

Price: \$2,200,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 650 sqm approx



24 Fakenham Rd ASHBURTON 3147 (REI/VG)

Agent Comments

4 2 3

Price: \$2,100,000

Method: Private Sale

Date: 21/01/2022

Property Type: House

Land Size: 649 sqm approx



20 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

2 1 2

Price: \$2,000,000

Method: Sold Before Auction

Date: 15/12/2021

Property Type: House (Res)

Land Size: 758 sqm approx

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