

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

19 Nicholas Street, Ashburton Vic 3147

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	1/4 Huon Gr ASHBURTON 3147	\$1,500,000	01/05/2018
2	23 Pitt St ASHBURTON 3147	\$1,445,000	15/09/2018
3	2a Lillian St GLEN IRIS 3146	\$1,400,000	27/10/2018

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.



3 2 3

Rooms:
Property Type: Townhouse (Res)
Land Size: 375 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Unit Price
Year ending September 2018: \$1,231,000

Comparable Properties



1/4 Huon Gr ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 01/05/2018
Rooms: -
Property Type: House (Res)



23 Pitt St ASHBURTON 3147 (REI)

Agent Comments

3 2 2

Price: \$1,445,000
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: House
Land Size: 301 sqm approx



2a Lillian St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: Townhouse (Res)