

### 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	19 Nicholas Street, Ashburton Vic 3147
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000

#### Median sale price

Median price	\$1,231,000	Hou	Ise	Unit	Х	Subu	b Ashburton
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

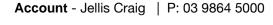
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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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)

4





Price: \$1,500,000

Method: Sold Before Auction

Date: 01/05/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 



23 Pitt St ASHBURTON 3147 (REI)

**---** 3







**Price:** \$1,445,000 **Method:** Auction Sale **Date:** 15/09/2018

Rooms: -

**Property Type:** House **Land Size:** 301 sqm approx

**Agent Comments** 



2a Lillian St GLEN IRIS 3146 (REI)

**—** 4





**Price:** \$1,400,000 **Method:** Auction Sale **Date:** 27/10/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 

Account - Jellis Craig | P: 03 9864 5000





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