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Rooms: 8

Property Type: House

Land Size: 426 sqm approx

Agent Comments

On own separate title. No Owners Corporate restrictions

Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

June quarter 2017: \$1,850,000

Comparable Properties



23 Solway St ASHBURTON 3147 (REI)

Agent Comments

 4  3  2

Price: \$2,220,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 480 sqm approx



3/39 Solway St ASHBURTON 3147 (REI)

Agent Comments

 3  3  4

Price: \$2,050,000

Method: Auction Sale

Date: 03/12/2016

Rooms: 7

Property Type: Townhouse (Res)

4/6-8 Carool Rd ASHBURTON 3147 (REI)

Agent Comments

 4  3  2

Price: \$1,868,000

Method: Private Sale

Date: 21/05/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 331 sqm approx

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

18A St Georges Crescent, Ashburton Vic 3147

Indicative selling price

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

Range between

\$1,850,000

&

\$2,000,000

Median sale price

Median price

\$1,850,000

House

X

Suburb

Ashburton

Period - From

01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

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
23 Solway St ASHBURTON 3147	\$2,220,000	13/05/2017
3/39 Solway St ASHBURTON 3147	\$2,050,000	03/12/2016
4/6-8 Carool Rd ASHBURTON 3147	\$1,868,000	21/05/2017