

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

9 Keyes Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,969,000 Property Type House Suburb Ashburton

Period - From 01/07/2024 to 30/09/2024 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	22 Karnak Rd ASHBURTON 3147	\$2,255,000	09/11/2024
2	12 Aitchison Av ASHBURTON 3147	\$2,000,000	16/09/2024
3	94 Nicholas St ASHBURTON 3147	\$1,969,000	26/08/2024

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:

15/11/2024 12:24



Rooms: 7

Property Type: House

Land Size: 767 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

September quarter 2024: \$1,969,000

Comparable Properties



22 Karnak Rd ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,255,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)



12 Aitchison Av ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,000,000

Method: Private Sale

Date: 16/09/2024

Property Type: House (Res)

Land Size: 781 sqm approx



94 Nicholas St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,969,000

Method: Auction Sale

Date: 26/08/2024

Property Type: House (Res)

Land Size: 784 sqm approx