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	9 Keyes 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	\$1,950,000	&	\$2,100,000

Median sale price

Median price	\$1,969,000	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$1,950,000 - \$2,100,000 **Median House Price**

September quarter 2024: \$1,969,000





Rooms: 7

Property Type: House Land Size: 767 sqm approx

Agent Comments

Comparable Properties



22 Karnak Rd ASHBURTON 3147 (REI)



Price: \$2,255,000 Method: Auction Sale Date: 09/11/2024

Property Type: House (Res)

Agent Comments



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

Account - Shelter Real Estate | P: 03 9889 3990





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