## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 84 Dent Street, Ashburton Vic 3147

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,865,000	Pro	operty Type	Ηοι	ISE		Suburb	Ashburton
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	128 Ashburn Gr ASHBURTON 3147	\$1,880,000	23/03/2024
2	40 Ward St ASHBURTON 3147	\$1,820,000	16/12/2023
3	19 Vears Rd ASHBURTON 3147	\$1,725,000	27/03/2024

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:

19/04/2024 08:52



84 Dent Street, Ashburton Vic 3147



**Indicative Selling Price** 

\$1,700,000 - \$1,850,000

**Median House Price** 

todd@shelterrealestate.com.au

March guarter 2024: \$1,865,000

Todd Braggins 03 9889 3990 0420 618 618





Rooms: 5 Property Type: House Land Size: 530 sqm approx

Agent Comments

Nestled in the heart of a tree-lined street just steps from Ashburton Village, this Spanish Mission home delivers a beautiful weatherboard feel with unlimited potential for growing families.

# **Comparable Properties**



128 Ashburn Gr ASHBURTON 3147 (REI)



Price: \$1,880,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 900 sqm approx

Agent Comments

40 Ward St ASHBURTON 3147 (VG)

Agent Comments

Agent Comments



Price: \$1,820,000 Method: Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 603 sqm approx



19 Vears Rd ASHBURTON 3147 (REI)



Price: \$1,725,000

Method: Private Sale Date: 27/03/2024 Property Type: House Land Size: 755 sqm approx

## Account - Shelter Real Estate | P: 03 9889 3990



propertydata

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