

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

84 Dent Street, Ashburton Vic 3147

Indicative selling price

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

Range between

\$1,700,000

&

\$1,850,000

Median sale price

Median price

\$1,865,000

Property Type

House

Suburb

Ashburton

Period - From

01/01/2024

to

31/03/2024

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	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



3 1 2

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.

Indicative Selling Price
\$1,700,000 - \$1,850,000

Median House Price
March quarter 2024: \$1,865,000

Comparable Properties



128 Ashburn Gr ASHBURTON 3147 (REI)

Agent Comments

3 1 2

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

40 Ward St ASHBURTON 3147 (VG)

Agent Comments

3 - -

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)

Agent Comments

3 1 2

Price: \$1,725,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 755 sqm approx