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

25 Ashburton Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,472,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	53 Renwick St GLEN IRIS 3146	\$2,370,000	25/10/2023
2	21 George St CAMBERWELL 3124	\$2,220,000	02/12/2023
3	10 Fuller Av GLEN IRIS 3146	\$2,090,000	23/03/2024

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:

11/04/2024 08:43



25 Ashburton Road, Glen Iris Vic 3146



Todd Braggins 03 9889 3990 0420 618 618





Rooms: 5 Property Type: House Land Size: 752 sqm approx

Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price December quarter 2023: \$2,472,000

todd@shelterrealestate.com.au

Held and loved by one family for over 52 years, this c1928 home is a fine example of the California Bungalow style.

Comparable Properties



53 Renwick St GLEN IRIS 3146 (REI/VG)

21 George St CAMBERWELL 3124 (REI/VG)



Price: \$2,370,000 Method: Private Sale Date: 25/10/2023 Property Type: House Land Size: 647 sqm approx Agent Comments



Price: \$2,220,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 658 sqm approx



10 Fuller Av GLEN IRIS 3146 (REI)



Agent Comments

Agent Comments

Price: \$2,090,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 692 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990



property data

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.