

# 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 59A ST GEORGES CRESCENT, ASHBURTON

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,700,000 & \$1,850,000

### Median sale price

Median price \$2,050,000 Property type House Suburb Ashburton

Period - From Mar 24 to June 24 Source REIV

### Comparable property sales

**B** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Address of comparable property	Price	Date of sale
1 1/14 Lucerne Street, Ashburton	\$1,775,000	29/05/2024
2 1/18 St. Georges Crescent, Ashburton	\$1,950,000	04/05/2024
3		

This Statement of Information was prepared on: 02/09/2024