

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

4/100 Victory Boulevard, Ashburton, VIC 3147

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,300,000

Median sale price

Median price

1,400,000

Property Type

Unit

Suburb

ASHBURTON

Period - From

04/06/2024

to

03/12/2024

Source

core\_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	15 Mitchell Avenue Ashwood Vic 3147	\$1,220,000	2024-11-01
2	1/2 Carool Road Ashburton Vic 3147	\$1,270,000	2024-06-04
3			

This Statement of Information was prepared on:

04/12/2024