

# 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

10 Alamein Avenue, Ashburton Vic 3147

### Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

### Median sale price

Median price \$1,680,000

Property Type House

Suburb Ashburton

Period - From 01/04/2020

to 31/03/2021

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 | 66 Argyll St MALVERN EAST 3145 | \$1,402,000 | 08/04/2021   |
| 2 | 8 Alamein Av ASHBURTON 3147    | \$1,380,000 | 23/03/2021   |
| 3 |                                |             |              |

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:

21/06/2021 11:42



 3    1    1

**Property Type:** House  
**Land Size:** 625 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,485,000  
**Median House Price**  
Year ending March 2021: \$1,680,000

## Comparable Properties



**66 Argyll St MALVERN EAST 3145 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$1,402,000  
**Method:** Sale  
**Date:** 08/04/2021  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**8 Alamein Av ASHBURTON 3147 (REI)**

**Agent Comments**

 2    1    2

**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 23/03/2021  
**Property Type:** House  
**Land Size:** 625 sqm approx

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.