

# 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 5 Catalina 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 \$1,900,000 & \$2,090,000

### Median sale price

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

Period - From 01/04/2024 to 30/06/2024 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	14 Wewak Rd ASHBURTON 3147	\$2,225,000	07/08/2024
2	50a Baird St ASHBURTON 3147	\$2,200,000	07/07/2024
3	4a Crete Av ASHBURTON 3147	\$1,950,000	21/03/2024

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:

29/08/2024 08:32



🛏️ 4   🚗 3   🚗 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
June quarter 2024: \$2,050,000

## Comparable Properties



14 Wewak Rd ASHBURTON 3147 (REI)

Agent Comments

🛏️ 4   🚗 3   🚗 2

**Price:** \$2,225,000  
**Method:** Private Sale  
**Date:** 07/08/2024  
**Property Type:** House



50a Baird St ASHBURTON 3147 (REI)

Agent Comments

🛏️ 4   🚗 3   🚗 2

**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 07/07/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 315 sqm approx



4a Crete Av ASHBURTON 3147 (REI/VG)

Agent Comments

🛏️ 4   🚗 3   🚗 2

**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 21/03/2024  
**Property Type:** House  
**Land Size:** 321 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222