Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Catalina Avenue, Ashburton Vic 3147

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|-----------|
| Range betweer | \$1,900,000 | | & | | \$2,090,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$2,050,000 | Pro | operty Type | Hou | se | | Suburb | Ashburton |
| Period - From | 01/04/2024 | to | 30/06/2024 | | 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.

| Add | dress 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.

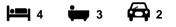
This Statement of Information was prepared on:

29/08/2024 08:32









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)



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

50a Baird St ASHBURTON 3147 (REI)

Agent Comments



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



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



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