

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

2b Bardia Avenue, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,700,000

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	35 Gloucester Rd ASHBURTON 3147	\$1,710,000	20/03/2024
2			
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:

27/07/2024 18:49



3 2 2

Rooms: Rumpus, Living, Sitting/
Home Office
Property Type: House (Res)
Land Size: 344 sqm approx

Agent Comments

Double remote garage with internal access. No owners corporation fee. No party walls. Own title. 344sqm approx.

Indicative Selling Price

\$1,700,000

Median House Price

June quarter 2024: \$2,050,000

Comparable Properties



35 Gloucester Rd ASHBURTON 3147 (REI/VG) Agent Comments

3 2 1

Price: \$1,710,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 324 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.