

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

2A Ambon Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$2,090,000

Property Type House

Suburb Ashburton

Period - From 01/04/2021

to 30/06/2021

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	10 Alamein Av ASHBURTON 3147	\$1,600,000	17/07/2021
2	77 Victory Blvd ASHBURTON 3147	\$1,470,000	02/06/2021
3	8 Alamein Av ASHBURTON 3147	\$1,380,000	23/03/2021

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:

13/09/2021 18:50

Tony Doh
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3 1.5 2

Property Type: House
Land Size: 633 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000

Median House Price
June quarter 2021: \$2,090,000

Comparable Properties



10 Alamein Av ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,600,000
Method: Auction Sale
Date: 17/07/2021
Property Type: House
Land Size: 625 sqm approx



77 Victory Blvd ASHBURTON 3147 (REI/VG)

Agent Comments

3 2 1

Price: \$1,470,000
Method: Sold Before Auction
Date: 02/06/2021
Property Type: House (Res)
Land Size: 338 sqm approx



8 Alamein Av ASHBURTON 3147 (REI/VG)

Agent Comments

2 1 2

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

Account - Belle Property Glen Iris | P: 03 98181888