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	

Indicative selling price

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

Median sale price

Median price	\$2,090,000	Pro	perty 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.

Ad	dress 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 03 9818 1888 0419 316 676 tony.doh@belleproperty.com

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

June quarter 2021: \$2,090,000



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

Comparable Properties



10 Alamein Av ASHBURTON 3147 (REI)

3





4-4 2

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



77 Victory Blvd ASHBURTON 3147 (REI/VG)

= 3







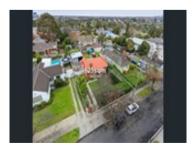
Price: \$1,470,000

Method: Sold Before Auction

Date: 02/06/2021

Property Type: House (Res) **Land Size:** 338 sqm approx

Agent Comments



8 Alamein Av ASHBURTON 3147 (REI/VG)





A

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

Account - Belle Property Glen Iris | P: 03 98181888



