

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

25 Catalina Avenue, Ashburton Vic 3147

Indicative selling price

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

Single price

\$1,735,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Ashburton

Period - From

01/04/2019

to

31/03/2020

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	86 Albion Rd ASHBURTON 3147	\$1,705,000	28/02/2020
2	5 Comas Gr ASHBURTON 3147	\$1,670,000	09/05/2020
3	10 Huon Gr ASHBURTON 3147	\$1,658,000	29/02/2020

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:

27/06/2020 17:51

25 Catalina Avenue, Ashburton Vic 3147

Tony Doh
9818 1888
0419 316 676
tdoh@hockingstuart.com.au

Indicative Selling Price

\$1,735,000

Median House Price

Year ending March 2020: \$1,600,000



4 3 2

Rooms: 8

Property Type: House (Res)

Land Size: 648 sqm approx

Agent Comments

Comparable Properties



86 Albion Rd ASHBURTON 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,705,000

Method: Sold Before Auction

Date: 28/02/2020

Property Type: House (Res)

Land Size: 676 sqm approx



5 Comas Gr ASHBURTON 3147 (REI)

Agent Comments

4 1 2

Price: \$1,670,000

Method: Auction Sale

Date: 09/05/2020

Property Type: House (Res)

Land Size: 697 sqm approx



10 Huon Gr ASHBURTON 3147 (REI)

Agent Comments

4 2 2

Price: \$1,658,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 6

Property Type: House (Res)

Land Size: 651 sqm approx