

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

41 Alamein Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb Ashburton

Period - From 01/10/2019

to 31/12/2019

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	41 Warner Av ASHBURTON 3147	\$1,765,000	29/02/2020
2	1b normandy St ASHBURTON 3147	\$1,517,500	26/03/2020
3	2/4 Taylor St ASHBURTON 3147	\$1,510,000	22/02/2020

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:

09/04/2020 11:58

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2019: \$1,660,000

Comparable Properties



41 Warner Av ASHBURTON 3147 (REI)

Agent Comments

4 3 2

Price: \$1,765,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 7

Property Type: House

Land Size: 362 sqm approx



1b normandy St ASHBURTON 3147 (REI)

Agent Comments

4 3 2

Price: \$1,517,500

Method: Private Sale

Date: 26/03/2020

Property Type: House



2/4 Taylor St ASHBURTON 3147 (REI/VG)

Agent Comments

3 3 4

Price: \$1,510,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Townhouse (Res)