

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

13a Victory Boulevard, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,880,000

Property Type House

Suburb Ashburton

Period - From 01/07/2021

to

30/09/2021

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	1a Kardinia Rd GLEN IRIS 3146	\$1,450,000	03/07/2021
2	26A Ivanhoe Gr MALVERN EAST 3145	\$1,450,000	05/05/2021
3	26b Ivanhoe Gr MALVERN EAST 3145	\$1,430,000	13/10/2021

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:

25/10/2021 15:35



 3  2  2

Property Type: House (Res)

Land Size: 314 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

September quarter 2021: \$1,880,000

Comparable Properties

1a Kardinia Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,450,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 300 sqm approx



26A Ivanhoe Gr MALVERN EAST 3145 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,450,000

Method: Private Sale

Date: 05/05/2021

Property Type: House

Land Size: 322 sqm approx



26b Ivanhoe Gr MALVERN EAST 3145 (REI)

Agent Comments

 3  2  2

Price: \$1,430,000

Method: Private Sale

Date: 13/10/2021

Property Type: Townhouse (Single)