

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

2b Bardia Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,865,000

Property Type House

Suburb Ashburton

Period - From 01/01/2024

to 31/03/2024

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	35 Gloucester Rd ASHBURTON 3147	\$1,710,000	20/03/2024
2	153 Summerhill Rd GLEN IRIS 3146	\$1,580,000	11/05/2024
3	17 Ambon St ASHBURTON 3147	\$1,500,000	27/05/2024

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:

06/06/2024 09:41



Constructed in 2008

3 2 2

Property Type: House
Land Size: 344 sqm approx

Agent Comments

Study/ Sitting room; Rumpus/ Retreat. Double remote garage with internal access plus space for additional parking x 2 in own driveway. Private fenced yard with BBQ area/ patio.

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
March quarter 2024: \$1,865,000

Comparable Properties



35 Gloucester Rd ASHBURTON 3147 (REI)

Agent Comments

3 2 1

Price: \$1,710,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 324 sqm approx



153 Summerhill Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 4

Price: \$1,580,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)
Land Size: 454 sqm approx



17 Ambon St ASHBURTON 3147 (REI)

Agent Comments

4 3 3

Price: \$1,500,000
Method: Private Sale
Date: 27/05/2024
Property Type: Townhouse (Single)

Land 298sqm