

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

7 TARAKAN AVENUE ASHBURTON VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,620,000

&

\$1,780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

Unit

Suburb

Ashburton

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

1/7 MYORA COURT CHADSTONE VIC 3148

\$1,634,000

24-Feb-24

1/14 LUCERNE STREET ASHBURTON VIC 3147

\$1,775,000

29-May-24

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 6 months.

This Statement of Information was prepared on: 16 August 2024



**1/7 MYORA COURT CHADSTONE
VIC 3148**

 4  2  2

Sold Price **\$1,634,000** Sold Date **24-Feb-24**

Distance **1.31km**



**1/14 LUCERNE STREET
ASHBURTON VIC 3147**

 4  3  1

Sold Price ^{RS} **\$1,775,000** ^{UN} Sold Date **29-May-24**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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