

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

56 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

\$1,580,000

Property Type

Townhouse

Suburb

Ashburton

Period - From

31/10/2023

to

30/10/2024

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	1/9 Katta Ct ASHWOOD 3147	\$1,500,000	13/07/2024
2	17 Ambon St ASHBURTON 3147	\$1,500,000	27/05/2024
3	2a Nioka St CHADSTONE 3148	\$1,551,000	11/05/2024

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:

31/10/2024 09:51



 4
  3
  2

Property Type: House
Land Size: 361 sqm approx

Agent Comments

About 5 years old. 1 Car port with roller door + 1 car space in front of the car port. No body corp.

Indicative Selling Price

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

Median Townhouse Price

31/10/2023 - 30/10/2024: \$1,580,000

Comparable Properties



1/9 Katta Ct ASHWOOD 3147 (REI)

Agent Comments

 4
  3
  2

Price: \$1,500,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Townhouse (Res)



17 Ambon St ASHBURTON 3147 (REI/VG)

Agent Comments

 4
  3
  3

Price: \$1,500,000

Method: Private Sale

Date: 27/05/2024

Property Type: Townhouse (Single)

Land Size: 293 sqm approx



2a Nioka St CHADSTONE 3148 (REI/VG)

Agent Comments

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  3
  1

Price: \$1,551,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 346 sqm approx