

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

40 Alamein Avenue, Ashburton, VIC 3147

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$2,065,000

Property Type

House

Suburb

ASHBURTON

Period - From

11/05/2024

to

10/11/2024

Source

core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	22 Lucerne Street Ashburton Vic 3147	\$1,510,000	2024-06-29
2	49 Sunderland Avenue Ashburton Vic 3147	\$1,400,000	2024-11-09
3	5 Victory Boulevard Ashburton Vic 3147	\$1,500,500	2024-08-01

This Statement of Information was prepared on:

11/11/2024