

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

22 Catalina Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,220,000

Property Type House

Suburb Ashburton

Period - From 01/10/2021

to 31/12/2021

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	24 Fakenham Rd ASHBURTON 3147	\$2,100,000	21/01/2022
2	168 Ashburn Gr ASHBURTON 3147	\$2,050,000	09/10/2021
3	3 Mustang Ct ASHBURTON 3147	\$1,850,000	18/12/2021

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:

10/03/2022 10:47



4 3 2

Property Type: House

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



24 Fakenham Rd ASHBURTON 3147 (REI/VG)

Agent Comments

4 2 3

Price: \$2,100,000

Method: Private Sale

Date: 21/01/2022

Property Type: House

Land Size: 649 sqm approx



168 Ashburn Gr ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$2,050,000

Method: Sold After Auction

Date: 09/10/2021

Property Type: House (Res)

Land Size: 821 sqm approx



3 Mustang Ct ASHBURTON 3147 (REI)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 709 sqm approx