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

1/11a Marquis Street, Ashburton Vic 3147

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | | |
|-------------------|-------------------|------|--------------|------|------------|------|--------|-----------|--|
| Range betweer | \$900,000 | | & | | \$990,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,632,500 | Pro | operty Type | Том | nhouse | | Suburb | Ashburton | |
| Period - From | 08/05/2023 | to | 07/05/2024 | | So | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|----------------------------------|-----------|--------------|
| 1 | 7/4 Wynyeh St MALVERN EAST 3145 | \$962,500 | 20/04/2024 |
| 2 | 2/1029 Toorak Rd CAMBERWELL 3124 | \$957,500 | 16/03/2024 |
| 3 | | | |

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:

08/05/2024 12:11



1/11a Marquis Street, Ashburton Vic 3147



Will Anderson 03 9889 3990 0488 004 001





Rooms: 3 Property Type: Townhouse Agent Comments will@shelterrealestate.com.au Indicative Selling Price \$900,000 - \$990,000 Median Townhouse Price

08/05/2023 - 07/05/2024: \$1,632,500

Designed for successful entertaining and pure relaxation, this outstanding town residence showcasing high-quality craftsmanship is ideal for buyers seeking a low maintenance home in near new condition.

Comparable Properties



7/4 Wynyeh St MALVERN EAST 3145 (REI)



Price: \$962,500 Method: Auction Sale Date: 20/04/2024 Property Type: Townhouse (Res) Agent Comments

Agent Comments



2/1029 Toorak Rd CAMBERWELL 3124 (REI)

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Price: \$957,500 Method: Auction Sale Date: 16/03/2024 Property Type: Townhouse (Res)

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.

Account - Shelter Real Estate | P: 03 9889 3990

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