

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$990,000

### Median sale price

Median price

\$1,632,500

Property Type

Townhouse

Suburb

Ashburton

Period - From

08/05/2023

to

07/05/2024

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	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



Rooms: 3

Property Type: Townhouse

Agent Comments

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.

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

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

## Comparable Properties



7/4 Wynyeh St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$962,500

Method: Auction Sale

Date: 20/04/2024

Property Type: Townhouse (Res)



2/1029 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments



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.