Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address Including suburb and postcode | 11 Meaden Street, Ashburton Vic 3147 |
|---------------------------------------|--------------------------------------|
| | |

Indicative selling price

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

| Range between \$1,700,000 | & | \$1,800,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,510,000 | Pro | perty Type Ur | it | | Suburb | Ashburton |
|---------------|-------------|-----|---------------|----|------|--------|-----------|
| Period - From | 01/10/2022 | to | 30/09/2023 | Sc | 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.

Address of comparable property

| , | and the companion property | | 24.0 0. 04.0 |
|---|------------------------------|-------------|--------------|
| 1 | 16 Alamein Av ASHBURTON 3147 | \$1,840,000 | 31/10/2023 |
| 2 | 5a Orford Rd ASHBURTON 3147 | \$1,700,000 | 19/08/2023 |
| 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: | 07/12/2023 13:18 |
|--|------------------|
|--|------------------|



Date of sale







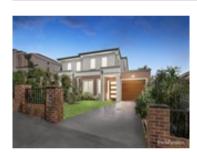
Rooms: 6

Property Type: Townhouse

Indicative Selling Price \$1,700,000 - \$1,800,000 Median Unit Price

Year ending September 2023: \$1,510,000

Comparable Properties



16 Alamein Av ASHBURTON 3147 (REI)

=| 4





Price: \$1,840,000 Method: Sold Before Auction

Date: 31/10/2023

Property Type: House (Res)

Agent Comments



5a Orford Rd ASHBURTON 3147 (REI/VG)

4







Agent Comments

Price: \$1,700,000 **Method:** Auction Sale **Date:** 19/08/2023

Property Type: Townhouse (Res) **Land Size:** 400 sqm approx

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 - Jellis Craig | P: 98305966



