

# 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

14 Wewak Road, 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,032,500 Property Type House Suburb Ashburton

Period - From 06/06/2023 to 05/06/2024 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	9 Stocks Av ASHBURTON 3147	\$2,300,000	20/05/2024
2	56 Gloucester Rd ASHBURTON 3147	\$1,995,000	05/04/2024
3	1/18 St Georges Cr ASHBURTON 3147	\$1,950,000	04/05/2024

**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: 06/06/2024 17:51

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**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

06/06/2023 - 05/06/2024: \$2,032,500



4 3 2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**9 Stocks Av ASHBURTON 3147 (REI)**

Agent Comments

4 3 3

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 20/05/2024

**Property Type:** Townhouse (Single)



**56 Gloucester Rd ASHBURTON 3147 (REI)**

Agent Comments

4 3 4

**Price:** \$1,995,000

**Method:** Private Sale

**Date:** 05/04/2024

**Property Type:** Townhouse (Single)

**Land Size:** 330 sqm approx



**1/18 St Georges Cr ASHBURTON 3147 (REI)**

Agent Comments

4 3 2

**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** Townhouse (Res)

Account - Marshall White | P: 03 9822 9999