

# 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

16 Alamein Avenue, 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 \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,915,000 Property Type House Suburb Ashburton

Period - From 01/07/2022 to 30/06/2023 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		
2		
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: 10/10/2023 19:03



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**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 322 sqm approx

**Agent Comments**

Luxurious 251sqm executive family home, Prized position meters from Warner Reserve, Large home office / guest (5th) bedroom, Ground floor main bedroom with WIR/ ensuite, Multiple living areas, Miele appointed stone kitchen, Easy to climb 1m wide staircase & Ducted air conditioning

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

Year ending June 2023: \$1,915,000

## Comparable Properties

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 - FITCH PARTNERS PTY LTD | P: 0391149888**



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