

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

2/16 Samarinda Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,565,000 Property Type Townhouse Suburb Ashburton

Period - From 29/04/2023 to 28/04/2024 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	2/2 Peverill St MALVERN EAST 3145	\$1,540,000	22/02/2024
2	21A Catalina Av ASHBURTON 3147	\$1,517,000	28/02/2024
3	3/10 Murra Ct ASHWOOD 3147	\$1,375,000	10/04/2024

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:

29/04/2024 10:55



4 3 2

Property Type: Townhouse

Agent Comments

Celebrating an easy-care lifestyle positioned within an esteemed family friendly locale, this uniquely private residence delivers an enticing collaboration of alfresco entertaining space, ample accommodation and secure car storage.

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

29/04/2023 - 28/04/2024: \$1,565,000

Comparable Properties



2/2 Peverill St MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

Price: \$1,540,000

Method: Private Sale

Date: 22/02/2024

Property Type: House



21A Catalina Av ASHBURTON 3147 (REI)

Agent Comments

4 2 2

Price: \$1,517,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: Townhouse (Res)



3/10 Murra Ct ASHWOOD 3147 (REI)

Agent Comments

5 2 2

Price: \$1,375,000

Method: Sold Before Auction

Date: 10/04/2024

Property Type: Townhouse (Res)