

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

2/17 Victory Boulevard, Ashburton Vic 3147

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,510,000 Property Type Unit Suburb Ashburton

Period - From 01/10/2022 to 30/09/2023 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	44a Warner Av ASHBURTON 3147	\$902,500	27/05/2023
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: 02/11/2023 15:19



Rooms: 4
Property Type: Unit
Land Size: 320 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
Year ending September 2023: \$1,510,000

Comparable Properties



44a Warner Av ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$902,500
Method: Auction Sale
Date: 27/05/2023
Property Type: Unit
Land Size: 269 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 - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222