Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/17 Victory Boulevard, Ashburton Vic 3147

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$850,000		&		\$935,000			
Median sale pr	rice							
Median price	\$1,510,000	Pro	operty Type	Unit			Suburb	Ashburton
Period - From	01/10/2022	to	30/09/2023		So	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.

Add	dress 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



2/17 Victory Boulevard, Ashburton Vic 3147







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)



Price: \$902,500 Method: Auction Sale Date: 27/05/2023 Property Type: Unit Land Size: 269 sqm approx Agent Comments

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.

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propertydata



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