

# 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

2/46 Taylor Street, 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 \$880,000 & \$960,000

### 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	1/627 Waverley Rd MALVERN EAST 3145	\$980,000	31/10/2023
2	4/14-16 Temple St ASHWOOD 3147	\$950,000	13/09/2023
3	12/14-16 Temple St ASHWOOD 3147	\$855,000	03/08/2023

**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:

27/11/2023 13:32

Tony Doh  
03 9818 1888  
0419 316 676  
tony.doh@belleproperty.com



3   2  

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$960,000  
**Median Unit Price**  
Year ending September 2023: \$1,510,000

## Comparable Properties



**1/627 Waverley Rd MALVERN EAST 3145 (REI)**   **Agent Comments**

3   3   1

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 31/10/2023  
**Property Type:** Townhouse (Single)



**4/14-16 Temple St ASHWOOD 3147 (REI)**   **Agent Comments**

2   2   1

**Price:** \$950,000  
**Method:** Sold Before Auction  
**Date:** 13/09/2023  
**Property Type:** Townhouse (Res)



**12/14-16 Temple St ASHWOOD 3147 (REI)**   **Agent Comments**

2   1   1

**Price:** \$855,000  
**Method:** Sold Before Auction  
**Date:** 03/08/2023  
**Property Type:** Townhouse (Res)