## 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

21a Catalina Avenue, Ashburton Vic 3147

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,400,000		&		\$1,540,000			
Median sale p	rice							
Median price	\$2,101,000	Pro	operty Type	Hou	se		Suburb	Ashburton
Period - From	01/10/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	89 Ashburn Gr ASHBURTON 3147	\$1,600,000	08/11/2023
2	25a Ambon St ASHBURTON 3147	\$1,600,000	14/10/2023
3	1/1 Woolert St ASHWOOD 3147	\$1,513,000	16/12/2023

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:

07/02/2024 14:21







**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,400,000 - \$1,540,000 Median House Price December quarter 2023: \$2,101,000

# **Comparable Properties**



89 Ashburn Gr ASHBURTON 3147 (REI/VG)



Price: \$1,600,000 Method: Private Sale Date: 08/11/2023 Property Type: House Land Size: 343 sqm approx

25a Ambon St ASHBURTON 3147 (REI/VG)



Price: \$1,600,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res)

1/1 Woolert St ASHWOOD 3147 (REI)



Agent Comments

Agent Comments

Agent Comments

Price: \$1,513,000 Method: Auction Sale Date: 16/12/2023 Property Type: Townhouse (Res) Land Size: 321 sqm approx

#### Account - Marshall White | P: 03 9822 9999





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