

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,540,000

### Median sale price

Median price \$2,101,000 Property Type House Suburb Ashburton

Period - From 01/10/2023 to 31/12/2023 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	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



4   2   2

**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)**

Agent Comments

4   3   2

**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)**

Agent Comments

4   3   2

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)



**1/1 Woolert St ASHWOOD 3147 (REI)**

Agent Comments

4   4   2

**Price:** \$1,513,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 321 sqm approx

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