

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

2a Ambon Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

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	91 Nicholas St ASHBURTON 3147	\$1,850,000	28/02/2024
2	57 Nicholas St ASHBURTON 3147	\$1,845,000	24/11/2023
3	42 Karnak Rd ASHBURTON 3147	\$1,800,000	24/11/2023

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:

08/04/2024 11:49



Property Type: House (Res)

Land Size: 634 sqm approx

Agent Comments

Charming and spacious family home presents an exceptional opportunity for young families, boasting an abundance of character and comfort.

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2023: \$2,101,000

Comparable Properties



91 Nicholas St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,850,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: House (Res)

Land Size: 676 sqm approx



57 Nicholas St ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,845,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: House (Res)

Land Size: 696 sqm approx



42 Karnak Rd ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: House (Res)

Land Size: 700 sqm approx