

# Statement of Information

## Single residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address  
Including suburb and  
postcode 4A Crete Avenue, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

<b>Single price</b>		<b>Lower price</b>		<b>Higher price</b>
	Or range between	\$1,800,000	&	\$1,900,000

Additional entries may be included or attached as required.

### Suburb house median sale price

Median price	\$1,408,500	Suburb	ASHBURTON
Period - From	12/03/2023	To	11/03/2024
		Source	core_logic

### Comparable property sales

A\* These are the details of the three properties that the estate agent or agent's representative considers to be most comparable to the property for sale. These properties must be of the same type or class as the property for sale, been sold within the last six months, and located within two kilometres of the property for sale.

Address of comparable property	Price	Date of sale
16 Alamein Av ASHBURTON 3147	\$1,840,000	31/10/2023
25A Ambon St ASHBURTON 3147	\$1,600,000	14/10/2023

This Statement of Information was prepared on:

12/03/2024