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

52b Morotai Avenue, Ashburton Vic 3147

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$2,020,000	Pro	operty Type	Hou	ise		Suburb	Ashburton
Period - From	01/07/2023	to	30/09/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	2b Benghazi Av ASHBURTON 3147	\$1,790,000	14/08/2023
2	2/7 St Georges Cr ASHBURTON 3147	\$1,750,000	24/05/2023
3	5a Orford Rd ASHBURTON 3147	\$1,700,000	19/08/2023

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:

18/10/2023 15:38









Property Type: Agent Comments Yili Ma 03 98181888 0412938115 yili.ma@belleproperty.com

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price September quarter 2023: \$2,020,000

Comparable Properties



2b Benghazi Av ASHBURTON 3147 (REI)



Price: \$1,790,000 Method: Sold Before Auction Date: 14/08/2023 Property Type: Unit Agent Comments



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2/7 St Georges Cr ASHBURTON 3147 (REI/VG) Agent Comments

Price: \$1,750,000 Method: Sold Before Auction Date: 24/05/2023 Property Type: Unit



5a Orford Rd ASHBURTON 3147 (REI)



Agent Comments

Price: \$1,700,000 Method: Auction Sale Date: 19/08/2023 Property Type: Townhouse (Res) Land Size: 400 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



propertydata

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