

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 7 Ventura Street, Ashburton, VIC 3147

Indicative selling price

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

Single price or range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,529,000 Property type Unit Suburb Ashburton
Period - From 27/05/2023 to 26/05/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|-----------------------------------|-----------|--------------|
| 1 | 2/ 16 Samarinda Av, Ashburton Vic | 1,400,000 | 22/04/2024 |
| 2 | 29b Closter Av, Ashwood Vic | 1,500,000 | 23/03/2024 |
| 3 | 21A Catalina Av, Ashburton Vic | 1,517,000 | 28/02/2024 |

This Statement of Information was prepared on: 27/05/2024

