

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 Warner Avenue, 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	57 Nicholas St ASHBURTON 3147	\$1,845,000	24/11/2023
2	42 Thurso St MALVERN EAST 3145	\$1,725,000	17/02/2024
3	46 Abbotsford Av MALVERN EAST 3145	\$1,708,000	25/11/2023

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:

28/02/2024 11:08



 4
  2
  2

Property Type: House

Indicative Selling Price

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

Median House Price

December quarter 2023: \$2,101,000

Comparable Properties



57 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

 3
  1
  3

Price: \$1,845,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: House (Res)

Land Size: 696 sqm approx



42 Thurso St MALVERN EAST 3145 (REI)

Agent Comments

 4
  2
  2

Price: \$1,725,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 650 sqm approx



46 Abbotsford Av MALVERN EAST 3145 (REI)

Agent Comments

 3
  1
  3

Price: \$1,708,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 627 sqm approx

Account - Marshall White | P: 03 9822 9999