Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 83 Victory Boulevard, Ashburton Vic 3147

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,950,000			
Median sale p	rice							
Median price	\$1,940,000	Pro	operty Type	Hou	se		Suburb	Ashburton
Period - From	01/04/2023	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	4a Crete Av ASHBURTON 3147	\$1,950,000	21/03/2024
2	2/52 Morotai Av ASHBURTON 3147	\$1,880,000	10/11/2023
3	1/45 Alma St MALVERN EAST 3145	\$1,810,000	28/03/2024

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:

24/04/2024 11:46







Property Type: House (Res) Agent Comments Indicative Selling Price \$1,800,000 - \$1,950,000 Median House Price Year ending March 2024: \$1,940,000

Comparable Properties



4a Crete Av ASHBURTON 3147 (REI)



Price: \$1,950,000 Method: Private Sale Date: 21/03/2024 Property Type: House Land Size: 321 sqm approx

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Agent Comments

Agent Comments



Price: \$1,880,000 Method: Sale Date: 10/11/2023 Property Type: Flat/Unit/Apartment (Res)

2/52 Morotai Av ASHBURTON 3147 (VG)

6.



1/45 Alma St MALVERN EAST 3145 (REI)



Price: \$1,810,000 Method: Private Sale Date: 28/03/2024 Property Type: House Agent Comments

Account - Marshall White | P: 03 9822 9999





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