

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 83 Victory Boulevard, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,940,000 Property Type House Suburb Ashburton

Period - From 01/04/2023 to 31/03/2024 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 | 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



4 3 2

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)

Agent Comments

4 3 2

Price: \$1,950,000

Method: Private Sale

Date: 21/03/2024

Property Type: House

Land Size: 321 sqm approx



2/52 Morotai Av ASHBURTON 3147 (VG)

Agent Comments

3 - -

Price: \$1,880,000

Method: Sale

Date: 10/11/2023

Property Type: Flat/Unit/Apartment (Res)



1/45 Alma St MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

Price: \$1,810,000

Method: Private Sale

Date: 28/03/2024

Property Type: House

Account - Marshall White | P: 03 9822 9999