

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

9 Stocks Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

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	22a Seaton St GLEN IRIS 3146	\$2,500,000	08/11/2023
2	44a Nicholas St ASHBURTON 3147	\$2,300,000	17/11/2023
3	1/1 Estella St GLEN IRIS 3146	\$2,010,000	02/12/2023

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:

12/04/2024 09:56

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4 3 3

Property Type: House
Land Size: 410 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
December quarter 2023: \$2,101,000

Comparable Properties

22a Seaton St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 2

Price: \$2,500,000
Method: Sold Before Auction
Date: 08/11/2023
Property Type: House (Res)
Land Size: 315 sqm approx

44a Nicholas St ASHBURTON 3147 (VG)

Agent Comments

4 - -

Price: \$2,300,000
Method: Sale
Date: 17/11/2023
Property Type: Strata Unit/Townhouse -
Conjoined



1/1 Estella St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 2

Price: \$2,010,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)