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

2A Ambon Street, Ashburton Vic 3147

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,650,000		&		\$1,750,000			
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	42 Karnak Rd ASHBURTON 3147	\$1,800,000	24/11/2023
2	37 Bath Rd GLEN IRIS 3146	\$1,763,000	16/12/2023
3	5 Keyes St ASHBURTON 3147	\$1,730,000	14/03/2024

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:

16/04/2024 15:30





Will Anderson 03 9889 3990 0488 004 001





Property Type: House (Res) Land Size: 636 sqm approx Agent Comments

will@shelterrealestate.com.au **Indicative Selling Price** \$1,650,000 - \$1,750,000

Median House Price Year ending March 2024: \$1,940,000

Charming and spacious family home presents an exceptional opportunity for young families, boasting an abundance of character and comfort.

Comparable Properties



42 Karnak Rd ASHBURTON 3147 (REI/VG)



Price: \$1,800,000 Method: Sold Before Auction Date: 24/11/2023 Property Type: House (Res) Land Size: 700 sqm approx

37 Bath Rd GLEN IRIS 3146 (REI/VG)

2 3 2



Price: \$1,763,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 695 sqm approx

5 Keyes St ASHBURTON 3147 (REI)



Agent Comments

Agent Comments

Agent Comments

Price: \$1,730.000 Method: Private Sale Date: 14/03/2024 Property Type: House Land Size: 745 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990



propertydata

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