

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,750,000

### 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	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



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

**Agent Comments**

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

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

Year ending March 2024: \$1,940,000

## Comparable Properties



**42 Karnak Rd ASHBURTON 3147 (REI/VG)**

**Agent Comments**



**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)**

**Agent Comments**



**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**



**Price:** \$1,730,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** House  
**Land Size:** 745 sqm approx