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	11 Crete Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between $1,900,000 & $2,090,000

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	7 Douglas St ASHWOOD 3147	$2,190,000	02/03/2024
2	19 George St ASHWOOD 3147	$2,060,000	20/10/2023
3	7 Warner Av ASHBURTON 3147	$1,930,000	23/03/2024

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: 25/03/2024 17:54

11 Crete Avenue, Ashburton Vic 3147

Tony Doh
03 9818 1888
0419 316 676
tony.doh@belleproperty.com



4 2.5 2

Property Type: House
Land Size: 748 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
December quarter 2023: $2,101,000

Comparable Properties



7 Douglas St ASHWOOD 3147 (REI)

4 2 2

Price: $2,190,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 843 sqm approx

Agent Comments



19 George St ASHWOOD 3147 (REI/VG)

3 1 4

Price: $2,060,000
Method: Sold Before Auction
Date: 20/10/2023
Property Type: House (Res)
Land Size: 788 sqm approx

Agent Comments



7 Warner Av ASHBURTON 3147 (REI)

4 2 2

Price: $1,930,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments

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