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	23 Catalina Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $2,050,000 Property Type House Suburb Ashburton

Period - From 01/04/2024 to 30/06/2024 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	5 Victory Blvd ASHBURTON 3147	$1,500,500	01/08/2024
2	22 Lucerne St ASHBURTON 3147	$1,510,000	29/06/2024
3	12 Nicholas St ASHBURTON 3147	$1,602,000	20/04/2024

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: 12/08/2024 13:43

23 Catalina Avenue, Ashburton Vic 3147

shelter.
Real Estate
Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au



3 2 2

Rooms: 6
Property Type: House
Land Size: 646 sqm approx

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
June quarter 2024: $2,050,000

Agent Comments

njoy comfortable family living with plenty of room to move from this well-presented home delivering ample opportunities to renovate, extend or rebuild (STCA); all on a generous allotment close to Chadstone Shopping Centre, Ashburton Village, Holmesglen, Gardiners Creek trails and parkland.

Comparable Properties



5 Victory Blvd ASHBURTON 3147 (REI)

3 2 3

Price: $1,500,500
Method: Sold Before Auction
Date: 01/08/2024
Property Type: House
Land Size: 642 sqm approx

Agent Comments



22 Lucerne St ASHBURTON 3147 (REI)

2 1 2

Price: $1,510,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments



12 Nicholas St ASHBURTON 3147 (REI)

3 1 1

Price: $1,602,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE
propertydata .com.au

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