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<br>Including suburb and postcode | 22 Karnak Road, Ashburton Vic 3147 |

## Indicative selling price

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

Range between $1,800,000 & $1,980,000

## Median sale price

Median price $1,969,000 Property Type House Suburb Ashburton

Period - From 01/07/2024 to 30/09/2024 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 | 9 Rowena Rd MALVERN EAST 3145 | $1,800,000 | 21/09/2024 |
| 2 | 12 Aitchison Av ASHBURTON 3147 | $2,000,000 | 16/09/2024 |
| 3 | 7 Liston St GLEN IRIS 3146 | $1,868,000 | 07/08/2024 |

**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: 15/10/2024 11:52

# 22 Karnak Road, Ashburton Vic 3147

shelter. Real Estate
Will Anderson
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4 2 2

**Property Type:** House
**Land Size:** 696 sqm approx

**Indicative Selling Price**
$1,800,000 - $1,980,000
**Median House Price**
September quarter 2024: $1,969,000

Agent Comments

Delivering exceptional single level living on a charming tree-lined street, the magnificent expansion of this classic home has transformed it into a sprawling family domain.

## Comparable Properties



**9 Rowena Rd MALVERN EAST 3145 (REI)**

3 2 2

**Price:** $1,800,000
**Method:** Auction Sale
**Date:** 21/09/2024
**Property Type:** House (Res)
**Land Size:** 664 sqm approx

Agent Comments



**12 Aitchison Av ASHBURTON 3147 (REI)**

4 2 2

**Price:** $2,000,000
**Method:** Private Sale
**Date:** 16/09/2024
**Property Type:** House (Res)
**Land Size:** 781 sqm approx

Agent Comments



**7 Liston St GLEN IRIS 3146 (REI)**

3 1 2

**Price:** $1,868,000
**Method:** Sold Before Auction
**Date:** 07/08/2024
**Property Type:** House (Res)

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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