

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

22 Sunderland Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

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	1 Glen Rd ASHBURTON 3147	\$1,906,888	07/11/2024
2	18 Poulter St ASHBURTON 3147	\$1,860,000	16/10/2024
3	23 Catalina Av ASHBURTON 3147	\$1,600,000	07/09/2024

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: 26/11/2024 15:12



4
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 3

Rooms: 6

Property Type: House (Res)

Land Size: 700 sqm approx.

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

September quarter 2024: \$1,969,000

Comparable Properties



1 Glen Rd ASHBURTON 3147 (REI)

[Agent Comments](#)

3
 2
 2

Price: \$1,906,888

Method: Private Sale

Date: 07/11/2024

Property Type: House

Land Size: 692 sqm approx



18 Poulter St ASHBURTON 3147 (REI)

[Agent Comments](#)

3
 2
 1

Price: \$1,860,000

Method: Sold Before Auction

Date: 16/10/2024

Property Type: House (Res)

Land Size: 676 sqm approx



23 Catalina Av ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

3
 2
 2

Price: \$1,600,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 646 sqm approx

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