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	24 Karnak Road, Ashburton Vic 3147

Indicative selling price

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

Single price $2,095,000

Median sale price

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

Period - From 01/04/2022 to 30/06/2022 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	30 Keyes St ASHBURTON 3147	$2,050,000	16/04/2022
2	15 Catalina Av ASHBURTON 3147	$2,030,000	26/03/2022
3			

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: 15/08/2022 10:10

24 Karnak Road, Ashburton Vic 3147

shelter. Real Estate
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5 3 2

Property Type: House
Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price
$2,095,000
Median House Price
June quarter 2022: $2,050,000

Comparable Properties



30 Keyes St ASHBURTON 3147 (REI/VG)

4 1 2

Price: $2,050,000
Method: Private Sale
Date: 16/04/2022
Property Type: House
Land Size: 908 sqm approx

Agent Comments



15 Catalina Av ASHBURTON 3147 (REI/VG)

5 2 3

Price: $2,030,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE
propertydata.com.au

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