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	2a Wewak Road, Ashburton Vic 3147

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,471,000 Property Type Townhouse Suburb Ashburton

Period - From 18/08/2021 to 17/08/2022 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	1/5 Fenwick St MALVERN EAST 3145	$1,795,000	14/05/2022
2	1/18 Goode St MALVERN EAST 3145	$1,725,000	22/06/2022
3	12a Victory Blvd ASHBURTON 3147	$1,580,000	19/02/2022

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: 18/08/2022 10:56

2a Wewak Road, Ashburton Vic 3147

shelter. Real Estate
Zali Reynolds
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4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median Townhouse Price
18/08/2021 - 17/08/2022: $1,471,000

Comparable Properties



1/5 Fenwick St MALVERN EAST 3145 (REI/VG)

4 2 2

Agent Comments

Price: $1,795,000
Method: Auction Sale
Date: 14/05/2022
Property Type: Townhouse (Res)



1/18 Goode St MALVERN EAST 3145 (REI)

4 3 2

Agent Comments

Price: $1,725,000
Method: Private Sale
Date: 22/06/2022
Property Type: Townhouse (Single)



12a Victory Blvd ASHBURTON 3147 (REI/VG)

3 2 2

Agent Comments

Price: $1,580,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Townhouse (Res)
Land Size: 320 sqm approx

REIV THE DIFFERENCE | propertydata.com.au

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