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	9 Warner Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,932,500 Property Type House Suburb Ashburton

Period - From 01/04/2023 to 30/06/2023 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	8 Nicholas St ASHBURTON 3147	$1,528,000	07/04/2023
2	37 Edmonds Av ASHWOOD 3147	$1,475,000	24/06/2023
3	361 High St ASHBURTON 3147	$1,400,000	24/05/2023

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: 28/07/2023 16:37

9 Warner Avenue, Ashburton Vic 3147

shelter. Real Estate
Will Anderson
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4 2 3

Property Type: House
Land Size: 643 sqm approx

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2023: $1,932,500

Agent Comments

Introducing an extraordinary opportunity, this original yet full of promise single-level home awaits its next exciting chapter, eagerly embracing the potential for creative visionaries to leave their mark.

Comparable Properties



8 Nicholas St ASHBURTON 3147 (REI/VG)

3 1 2

Price: $1,528,000
Method: Sold Before Auction
Date: 07/04/2023
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



37 Edmonds Av ASHWOOD 3147 (REI)

3 2 2

Price: $1,475,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House
Land Size: 700 sqm approx

Agent Comments



361 High St ASHBURTON 3147 (REI)

3 1 1

Price: $1,400,000
Method: Sold Before Auction
Date: 24/05/2023
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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