

# 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

14 Wewak Road, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,050,000

&

\$2,250,000

### Median sale price

Median price \$2,050,000

Property Type House

Suburb Ashburton

Period - From 01/04/2024

to

30/06/2024

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	50a Baird St ASHBURTON 3147	\$2,200,000	08/07/2024
2	12 Bellevue Av MALVERN EAST 3145	\$2,200,000	05/03/2024
3	14 Fakenham Rd ASHBURTON 3147	\$2,050,000	28/06/2024

**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:

16/07/2024 15:26

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**Indicative Selling Price**

\$2,050,000 - \$2,250,000

**Median House Price**

June quarter 2024: \$2,050,000



4 3 2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**50a Baird St ASHBURTON 3147 (REI)**

Agent Comments

4 3 2

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 08/07/2024

**Property Type:** Townhouse (Single)

**Land Size:** 315 sqm approx



**12 Bellevue Av MALVERN EAST 3145 (REI/VG)** Agent Comments

4 3 2

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** House

**Land Size:** 325 sqm approx



**14 Fakenham Rd ASHBURTON 3147 (REI)**

Agent Comments

4 3 2

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 28/06/2024

**Property Type:** House

**Land Size:** 436 sqm approx

Account - Marshall White | P: 03 9822 9999