

# 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 3/14 BENGHAZI AVENUE, ASHBURTON 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,600,000 & \$1,760,000

### Median sale price

Median price \$1,969,000 Property type House Suburb Ashburton

Period - From 1 Jul 24 to 31 Sep 24 Source REIV

### Comparable property sales

**B** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Address of comparable property	Price	Date of sale
1 10A Gloucester Road, Ashburton	\$1,680,000	18/10/2024
2 1/18 St. Georges Crescent, Ashburton	\$1,750,000	25/11/2024
3 2/14 Benghazi Avenue, Ashburton	\$1,750,000	25/11/2024

This Statement of Information was prepared on: 04/12/2024