## 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

12 Highgate Grove, Ashburton Vic 3147

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$3,000,000		&		\$3,300,000			
Median sale p	rice							
Median price	\$1,945,000	Pro	operty Type	Hou	se		Suburb	Ashburton
Period - From	19/04/2023	to	18/04/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	13 Yuile St ASHBURTON 3147	\$3,360,000	09/12/2023
2	6 Duke St ASHBURTON 3147	\$2,970,000	11/11/2023
3	1 Tower Hill Rd GLEN IRIS 3146	\$2,859,000	02/03/2024

OR

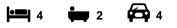
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/04/2024 12:58







**Property Type:** House Land Size: 778 sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price 19/04/2023 - 18/04/2024: \$1,945,000

# **Comparable Properties**





13 Yuile St ASHBURTON 3147 (VG) 1 4 🙀 - 🏠 -

Price: \$3,360,000 Method: Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 892 sqm approx

6 Duke St ASHBURTON 3147 (REI/VG)

Agent Comments

Agent Comments



Price: \$2,970,000 Method: Auction Sale



Date: 11/11/2023 Property Type: House (Res) Land Size: 696 sqm approx

1 Tower Hill Rd GLEN IRIS 3146 (REI)



Agent Comments



Price: \$2,859,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 818 sqm approx

#### Account - Marshall White | P: 03 9822 9999





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