

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 consumer.vic.gov.au/underquoting

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$1,945,000 Property Type House Suburb Ashburton

Period - From 19/04/2023 to 18/04/2024 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	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



 4
  2
  4

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 Yuille St ASHBURTON 3147 (VG)

Agent Comments

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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

 4
  3
  2

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

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  2
  3

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