

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

13 Lucerne Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$2,101,000 Property Type House Suburb Ashburton

Period - From 01/10/2023 to 31/12/2023 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	35 St Georges Cr ASHBURTON 3147	\$1,930,000	02/08/2023
2	57 Nicholas St ASHBURTON 3147	\$1,845,000	24/11/2023
3	20 Oliver St ASHBURTON 3147	\$1,820,000	21/10/2023

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:

31/01/2024 11:52



Property Type: House
Land Size: 696 sqm approx

Agent Comments

Nestled in the heart of Ashburton, this three-bedroom, one-bathroom home offers a unique blend of comfort, convenience, and potential

Indicative Selling Price

\$1,750,000 - \$1,925,000

Median House Price

December quarter 2023: \$2,101,000

Comparable Properties



35 St Georges Cr ASHBURTON 3147 (VG)

Agent Comments



Price: \$1,930,000

Method: Sale

Date: 02/08/2023

Property Type: House (Res)

Land Size: 792 sqm approx



57 Nicholas St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,845,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: House (Res)

Land Size: 696 sqm approx

20 Oliver St ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,820,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 602 sqm approx