

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

18 Highgate Grove, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,010,000 Property Type House Suburb Ashburton

Period - From 26/06/2023 to 25/06/2024 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	82 Albion Rd ASHBURTON 3147	\$2,285,000	18/05/2024
2	33 Highgate Gr ASHBURTON 3147	\$2,280,000	02/03/2024
3	163 Darling Rd MALVERN EAST 3145	\$2,225,000	01/06/2024

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:

26/06/2024 14:01



Rooms: 4

Property Type: House (Res)

Land Size: 763 sqm approx

Agent Comments

Comparable Properties



82 Albion Rd ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,285,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House

Land Size: 639 sqm approx



33 Highgate Gr ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$2,280,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 516 sqm approx



163 Darling Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,225,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)