

# 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 33 Highgate Grove, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### 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	88 Dent St ASHBURTON 3147	\$2,370,000	18/11/2023
2	35 Solway St ASHBURTON 3147	\$2,101,000	16/12/2023
3	9 Brixton Rise GLEN IRIS 3146	\$1,980,100	17/12/2023

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: 07/02/2024 16:06



4   2   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

December quarter 2023: \$2,101,000

## Comparable Properties



**88 Dent St ASHBURTON 3147 (REI/VG)**

Agent Comments

5   2   2

**Price:** \$2,370,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 605 sqm approx



**35 Solway St ASHBURTON 3147 (REI)**

Agent Comments

3   1   2

**Price:** \$2,101,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 698 sqm approx



**9 Brixton Rise GLEN IRIS 3146 (REI)**

Agent Comments

4   1   2

**Price:** \$1,980,100

**Method:** Sold After Auction

**Date:** 17/12/2023

**Property Type:** House

**Land Size:** 552 sqm approx

Account - Marshall White | P: 03 9822 9999



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