

## 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 Highgate Grove, Ashburton Vic 3147
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#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	8 Audrey Cr GLEN IRIS 3146	\$2,100,000	25/05/2018
2	45 Bourne Rd GLEN IRIS 3146	\$2,058,500	09/05/2018
3	13 Denman Av GLEN IRIS 3146	\$1,900,000	09/06/2018

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 763.132 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
June quarter 2018: \$1,680,000

## Comparable Properties



8 Audrey Cr GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 25/05/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 781 sqm approx



45 Bourne Rd GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$2,058,500  
**Method:** Private Sale  
**Date:** 09/05/2018  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 637 sqm approx



13 Denman Av GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$1,900,000  
**Method:** Auction Sale  
**Date:** 09/06/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 737 sqm approx