

## 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

304 HIGH STREET ASHBURTON VIC 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,935,000

Property type

House

Suburb

Ashburton

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

71 HIGH STREET ROAD ASHWOOD VIC 3147

\$1,252,250

19-Oct-23

112 HIGH STREET ROAD ASHWOOD VIC 3147

\$1,185,000

17-Feb-24

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 6 months.

This Statement of Information was prepared on: 18 April 2024



## 71 HIGH STREET ROAD ASHWOOD VIC 3147

Sold Price

**\$1,252,250**

Sold Date

**19-Oct-23**



3



1



1

Distance

**0.92km**



## 112 HIGH STREET ROAD ASHWOOD VIC 3147

Sold Price

<sup>RS</sup> **\$1,185,000** <sup>UN</sup>

Sold Date

**17-Feb-24**



3



1



1

Distance

**1.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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