

# 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 Lucerne Street, Ashburton, VIC 3147

### Indicative selling price

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

Single price  or range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,690,000 Property type House Suburb ASHBURTON

Period - From 04/02/2021 to 03/08/2021 Source core\_logic

### Comparable property sales

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.

| Address of comparable property           | Price       | Date of sale |
|------------------------------------------|-------------|--------------|
| 1 10 Thurso Street Malvern East Vic 3145 | \$1,670,000 | 2021-05-12   |
| 2 10 Alamein Avenue Ashburton Vic 3147   | \$1,600,000 | 2021-07-17   |
| 3                                        |             |              |

This Statement of Information was prepared on: 03/08/2021

