

# 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 Huon 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)

Single price  or range between \$1,300,000 & \$1,350,000

### Median sale price

Median price  \$2,160,000 Property type  House Suburb  ASHBURTON

Period - From  14/11/2021 to  13/11/2022 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	304 High Street Ashburton Vic 3147	\$1,400,000	2022-09-10
2	41 Welfare Parade Glen Iris Vic 3146	\$1,300,000	2022-05-06
3	112 Argyll Street Malvern East Vic 3145	\$1,350,000	2022-10-13

This Statement of Information was prepared on:  14/11/2022

