

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

26 Lexia Street, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,220,000

Property Type House

Suburb Ashburton

Period - From 01/10/2021

to 31/12/2021

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	20 Highgate Gr ASHBURTON 3147	\$2,715,000	19/02/2022
2	30 Montana St GLEN IRIS 3146	\$2,710,000	11/10/2021
3	10 Hilltop Av GLEN IRIS 3146	\$2,615,000	04/10/2021

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:

23/02/2022 12:56



Property Type: House (Previously Occupied - Detached)

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



20 Highgate Gr ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,715,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 765 sqm approx



30 Montana St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,710,000

Method: Auction Sale

Date: 11/10/2021

Property Type: House

Land Size: 650 sqm approx



10 Hilltop Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,615,000

Method: Sold Before Auction

Date: 04/10/2021

Property Type: House (Res)

Land Size: 717 sqm approx