

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

6 Lucerne Street Ashburton VIC 3147

Indicative selling price

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

Single Price

\$2,375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,667,000

Property type

House

Suburb

Ashburton

Period-from

01 Jul 2020

to

30 Jun 2021

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

56 Warner Avenue Ashburton VIC 3147	\$2,385,000	19-Jun-21
15 Penrhyn Avenue Glen Iris VIC 3146	\$2,220,000	13-Feb-21

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: 12 July 2021

**56 Warner Avenue Ashburton VIC
3147**

4 2 2

Sold Price

^{RS}**\$2,385,000**

Sold Date

19-Jun-21

Distance

0.64km**15 Penrhyn Avenue Glen Iris VIC
3146**

4 2 2

Sold Price

\$2,220,000

Sold Date

13-Feb-21

Distance

1.93km**RS** = Recent sale**UN** = Undisclosed Sale

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