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 Lucerne Street, Ashburton Vic 3147

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $2,101,000 Property Type House Suburb Ashburton

Period - From 01/10/2023 to 31/12/2023 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	57 Nicholas St ASHBURTON 3147	$1,845,000	24/11/2023
2	20 Oliver St ASHBURTON 3147	$1,820,000	21/10/2023
3			

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: 19/02/2024 16:30

13 Lucerne Street, Ashburton Vic 3147

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3 1 3

Property Type: House
Land Size: 696 sqm approx

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
December quarter 2023: $2,101,000

Agent Comments

Situated in a prime location in the heart of Ashburton, this home offers an exceptional opportunity for both homeowners looking to add their own touch, investors seeking a development opportunity using the extra wide frontage and northern rear, or those looking to build their dream family home

Comparable Properties



57 Nicholas St ASHBURTON 3147 (REI)

3 1 3

Price: $1,845,000
Method: Sold Before Auction
Date: 24/11/2023
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

20 Oliver St ASHBURTON 3147 (REI/VG)

4 2 2

Price: $1,820,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments

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.

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