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	34 Highgate Grove, Ashburton Vic 3147

Indicative selling price

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

Single price $2,440,000

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	4 Tower Hill Rd GLEN IRIS 3146	$2,520,000	09/12/2023
2	60 Dent St GLEN IRIS 3146	$2,472,000	16/12/2023
3	88 Dent St ASHBURTON 3147	$2,370,000	18/11/2023

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: 18/03/2024 10:28

34 Highgate Grove, Ashburton Vic 3147

shelter.
Real Estate
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4 2 2

Property Type: House (Res)
Land Size: 751 sqm approx

Indicative Selling Price
$2,440,000
Median House Price
December quarter 2023: $2,101,000

Agent Comments

There are few Ashburton addresses that reflect the beauty of their period past quite like Highgate Grove with its tree lined streetscape filled with charming Art Deco family homes.

Comparable Properties



4 Tower Hill Rd GLEN IRIS 3146 (REI/VG)

4 2 3

Price: $2,520,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 736 sqm approx

Agent Comments



60 Dent St GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,472,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 570 sqm approx

Agent Comments



88 Dent St ASHBURTON 3147 (REI/VG)

5 2 2

Price: $2,370,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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