

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

4/9 Sandown Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$700,000

Median sale price

Median price \$761,000

House

Unit

X

Suburb Ascot Vale

Period - From 01/07/2017

to

30/09/2017

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	105/18 Bent St KENSINGTON 3031	\$730,000	30/05/2017
2	15/5-7 Hall St MOONEE PONDS 3039	\$695,000	02/08/2017
3	17/29 Bendall St KENSINGTON 3031	\$637,200	10/05/2017

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.~~



2
 2
 1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
 \$700,000
Median Unit Price
 September quarter 2017: \$761,000

Comparable Properties



105/18 Bent St KENSINGTON 3031 (REI)

Agent Comments

2
 1
 1

Price: \$730,000
Method: Sold Before Auction
Date: 30/05/2017
Rooms: -
Property Type: Apartment

15/5-7 Hall St MOONEE PONDS 3039 (REI)

Agent Comments

3
 1
 1

Price: \$695,000
Method: Private Sale
Date: 02/08/2017
Rooms: -
Property Type: Apartment



17/29 Bendall St KENSINGTON 3031 (REI)

Agent Comments

3
 1
 2

Price: \$637,200
Method: Private Sale
Date: 10/05/2017
Rooms: -
Property Type: Apartment