

## 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

16/20-22 SANDOWN ROAD ASCOT VALE VIC 3032

### Indicative selling price

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

Single Price

or range  
between

\$260,000

&

\$285,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jul 2022

to

30 Jun 2023

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

5/84-88 DOVER STREET FLEMINGTON VIC 3031	\$307,000	03-Mar-23
8/7-9 FARNHAM COURT FLEMINGTON VIC 3031	\$285,000	24-Feb-23
8/151-153 THE PARADE ASCOT VALE VIC 3032	\$349,000	08-Jun-23

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: 21 July 2023



**5/84-88 DOVER STREET  
FLEMINGTON VIC 3031**

 1  1  1

Sold Price

**\$307,000**

Sold Date **03-Mar-23**

Distance

**0.37km**



**8/7-9 FARNHAM COURT  
FLEMINGTON VIC 3031**

 1  1  -

Sold Price

**\$285,000**

Sold Date **24-Feb-23**

Distance

**0.95km**



**8/151-153 THE PARADE ASCOT  
VALE VIC 3032**

 1  1  1

Sold Price

<sup>RS</sup> **\$349,000**

Sold Date **08-Jun-23**

Distance

**1.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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