

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2 Arrawalli Avenue, Ascot Vic 3551

Indicative selling price

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

Range between \$475,000

&

\$495,000

Median sale price

Median price \$630,000

Property Type House

Suburb Ascot

Period - From 01/10/2021

to 30/09/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 31 Caulfield Dr ASCOT 3551 | \$503,000 | 28/10/2022 |
| 2 | 274 Station St EPSOM 3551 | \$490,000 | 16/11/2022 |
| 3 | 12 Crossley Av EPSOM 3551 | \$475,000 | 01/07/2022 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/11/2022 08:24



3 2 2

Property Type: House
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price

\$475,000 - \$495,000

Median House Price

Year ending September 2022: \$630,000

Comparable Properties



31 Caulfield Dr ASCOT 3551 (REI)

Agent Comments

3 2 2

Price: \$503,000
Method: Private Sale
Date: 28/10/2022
Property Type: House (Res)
Land Size: 444 sqm approx



274 Station St EPSOM 3551 (REI)

Agent Comments

3 2 2

Price: \$490,000
Method: Private Sale
Date: 16/11/2022
Property Type: House
Land Size: 560 sqm approx



12 Crossley Av EPSOM 3551 (REI/VG)

Agent Comments

3 1 2

Price: \$475,000
Method: Private Sale
Date: 01/07/2022
Property Type: House
Land Size: 395 sqm approx

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