

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

5/68 Ormond Road Ascot Vale VIC 3032

Indicative selling price

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

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,500

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Sep 2018

to

31 Aug 2019

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

10/39 Myrnong Crescent Ascot Vale VIC 3032	\$307,000	04-Aug-18
5/17-19 Middle Street Ascot Vale VIC 3032	\$355,002	10-Apr-18
8/88 Cade Way Parkville VIC 3052	\$350,000	12-Mar-18

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: 17 September 2019



10/39 Myrnong Crescent Ascot Vale VIC 3032

1 1 1

Sold Price \$307,000 Sold Date 04-Aug-18

Distance **0.42km**



5/17-19 Middle Street Ascot Vale VIC 3032

1 1 1

Sold Price

\$355,002 Sold Date 10-Apr-18

Distance **0.66km**



8/88 Cade Way Parkville VIC 3052

1 1 1

Sold Price

\$350,000 Sold Date 12-Mar-18

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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