

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

9/52 Mirams Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$470,000

&

\$495,000

Median sale price

Median price \$605,000

House

Unit

X

Suburb

Ascot Vale

Period - From 01/01/2018

to

31/03/2018

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	6/188 The Parade ASCOT VALE 3032	\$485,000	02/03/2018
2	6/75 Fenton St ASCOT VALE 3032	\$480,000	19/01/2018
3	3/44 North St ASCOT VALE 3032	\$466,000	17/03/2018

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
 1
 1

Rooms:
Property Type: apartment
Agent Comments

Indicative Selling Price
 \$470,000 - \$495,000
Median Unit Price
 March quarter 2018: \$605,000

Location, Security And City Views Walk to Union Road cafés, shops and transport, this renovated two bedroom apartment features city views, balcony, spacious living room, kitchen/meals displaying modern appliances, BIRS, bathroom/laundry, split-system and car space.

Comparable Properties



6/188 The Parade ASCOT VALE 3032 (REI)

Agent Comments

2
 1
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Price: \$485,000
Method: Sold Before Auction
Date: 02/03/2018
Rooms: -
Property Type: Apartment



6/75 Fenton St ASCOT VALE 3032 (REI)

Agent Comments

2
 1
 1

Price: \$480,000
Method: Private Sale
Date: 19/01/2018
Rooms: 4
Property Type: Apartment



3/44 North St ASCOT VALE 3032 (REI)

Agent Comments

2
 1
 1

Price: \$466,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 3
Property Type: Apartment