

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

7a Lawrence Avenue, Ascendale Vic 3195

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,150,000

Property Type

Townhouse

Suburb

Ascendale

Period - From

14/11/2021

to

13/11/2022

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	7a Taylor Av ASPENDALE 3195	\$1,570,000	30/08/2022
2	14a Ebb St ASPENDALE 3195	\$1,522,000	30/07/2022
3			

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.

This Statement of Information was prepared on:

14/11/2022 13:25



4 3 3

Property Type: Townhouse

Agent Comments

Comparable Properties



7a Taylor Av ASPENDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,570,000

Method: Private Sale

Date: 30/08/2022

Property Type: Townhouse (Single)

Land Size: 347 sqm approx



14a Ebb St ASPENDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,522,000

Method: Auction Sale

Date: 30/07/2022

Property Type: Townhouse (Res)

Land Size: 304 sqm approx

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.

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