

We put you first

Statement of Information

4 FLEMINGTON PLACE, ASCOT, VIC 3551

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

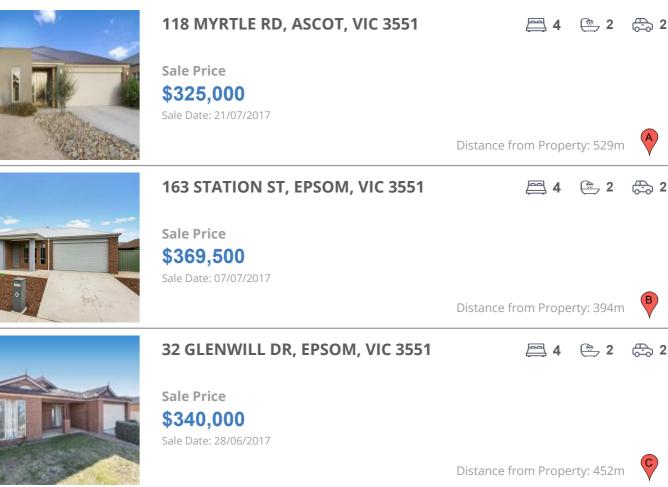


MEDIAN SALE PRICE



COMPARABLE PROPERTIES

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.



This report has been compiled on 26/09/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Suburb Median Sale Price (House)

ASCOT, VIC, 3551

01 July 2016 to 30 June 2017

\$370,000

Provided by: pricefinder

Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 4 FLEMINGTON PLACE, ASCOT, VIC 3551

Indicative selling price

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

Price Range:

\$330,000 to \$350,000

Median sale price

Median price	\$370,000	House	Х	Unit	Suburb	ASCOT
Period	01 July 2016 to 30 June 2017		Source	р	pricefinder	

Comparable property sales

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
118 MYRTLE RD, ASCOT, VIC 3551	\$325,000	21/07/2017
163 STATION ST, EPSOM, VIC 3551	\$369,500	07/07/2017
32 GLENWILL DR, EPSOM, VIC 3551	\$340,000	28/06/2017

