

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 1/9 Sandown Road, Ascot Vale Vic 3032 Including suburb and postcode

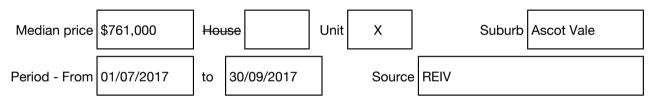
Indicative selling price

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

Range between \$690,000

&

Median sale price



\$759.000

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	103b Maribyrnong Rd ASCOT VALE 3032	\$819,000	24/06/2017
2	8/39 Maribyrnong Rd ASCOT VALE 3032	\$762,000	15/07/2017
3	4/9 Sandown Rd ASCOT VALE 3032	\$690,000	08/11/2017

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.

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$690,000 - \$759,000 **Median Unit Price** September quarter 2017: \$761,000

Comparable Properties



103b Maribyrnong Rd ASCOT VALE 3032 (REI) Agent Comments



Price: \$819,000 Method: Auction Sale Date: 24/06/2017 Rooms: -Property Type: Apartment



8/39 Maribyrnong Rd ASCOT VALE 3032 (REI) Agent Comments



Price: \$762,000 Method: Auction Sale Date: 15/07/2017 Rooms: -Property Type: Townhouse (Res)



4/9 Sandown Rd ASCOT VALE 3032 (REI)

<u>,</u>

Agent Comments



Price: \$690.000 Method: Private Sale Date: 08/11/2017 Rooms: -Property Type: Townhouse (Single)

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