

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

1/9 Sandown Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$690,000

&

\$759,000

Median sale price

Median price \$761,000

House

Unit

X

Suburb

Ascot Vale

Period - From 01/07/2017

to

30/09/2017

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	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.~~



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) **Agent Comments**



Price: \$690,000
Method: Private Sale
Date: 08/11/2017
Rooms: -
Property Type: Townhouse (Single)