

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

61 Dutton Lane, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$873,500

Property Type Townhouse

Suburb Ascot Vale

Period - From 25/09/2022

to

24/09/2023

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	2/3 Fanny St MOONEE PONDS 3039	\$730,000	07/09/2023
2	3/193 Maribyrnong Rd ASCOT VALE 3032	\$725,000	05/05/2023
3	1/7 Munro St ASCOT VALE 3032	\$712,000	07/06/2023

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:

25/09/2023 14:06



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Townhouse Price

25/09/2022 - 24/09/2023: \$873,500

Comparable Properties



2/3 Fanny St MOONEE PONDS 3039 (REI)

Agent Comments

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Price: \$730,000

Method: Sold Before Auction

Date: 07/09/2023

Property Type: Townhouse (Res)



3/193 Maribyrnong Rd ASCOT VALE 3032 (REI/VG)

Agent Comments

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Price: \$725,000

Method: Private Sale

Date: 05/05/2023

Property Type: Townhouse (Single)



1/7 Munro St ASCOT VALE 3032 (VG)

Agent Comments

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Price: \$712,000

Method: Sale

Date: 07/06/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788