

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

2 Warrick Street Ascot Vale VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Ascot Vale

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

63 Fenton Street Ascot Vale VIC 3032	\$1,251,000	27-May-20
54 Kent Street Ascot Vale VIC 3032	\$1,150,000	16-Nov-20

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 6 months.

This Statement of Information was prepared on: 23 March 2021



63 Fenton Street Ascot Vale VIC 3032

Sold Price

\$1,251,000

Sold Date **27-May-20**

 3  1  1

Distance **0.25km**



54 Kent Street Ascot Vale VIC 3032

Sold Price

\$1,150,000

Sold Date **16-Nov-20**

 3  1  1

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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