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

87 Charles Street Ascot Vale VIC 3032

Indicative selling price

Period-from

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

Single Price	Single Price		or range between \$1,250,000		\$1,350,000				
Median sale price									
(*Delete house or unit as applicable)									
Median Price	\$1,165,000	Property type	House	Suburb	Ascot Vale				

30 Sep 2020

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2019

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.

to

Address of comparable property	Price	Date of sale
123 Charles Street Ascot Vale VIC 3032	\$1,290,000	24-Jun-20
1 Angler Parade Ascot Vale VIC 3032	\$1,380,000	04-Jun-20
97 Walter Street Ascot Vale VIC 3032	\$1,420,000	12-Jun-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.

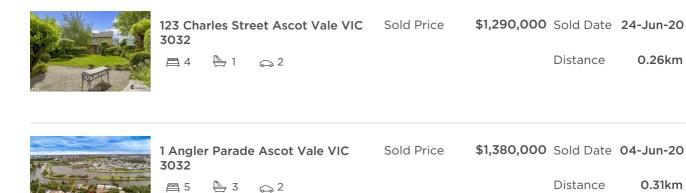
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16.2xim ^e	97 Walter Street Ascot Vale VIC 3032	Sold Price	^{RS} \$1,420,000 Sold Date	12-Jun-20
Wilter Street	🚍 2 🕒 1 🞧 4		Distance	0.63km

RS = Recent sale UN = Undisclosed Sale

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