

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb or  
locality and postcode

2 Arrawalli Avenue, Ascot Vic 3551

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$349,000

&amp;

\$365,000

## Median sale price

Median price \$380,000

House

X

Unit

Suburb or locality Ascot

Period - From 01/10/2017

to

30/09/2018

Source REIV

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	55 Greenfield Dr EPSOM 3551	\$365,000	26/09/2017
2	8 Arrawalli Av ASCOT 3551	\$350,000	09/05/2018
3	4 Elandra Dr ASCOT 3551	\$340,000	30/05/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

2 Arrawalli Avenue, Ascot Vic 3551



Dungey Carter Ketterer  
REAL ESTATE AGENTS

Justin Pell C.A.R.

5440 5044

0408 949 775

justin@dck.com.au

**Indicative Selling Price**

\$349,000 - \$365,000

**Median House Price**

Year ending September 2018: \$380,000



**Rooms:**

**Property Type:** Land

**Agent Comments**

## Comparable Properties



**55 Greenfield Dr EPSOM 3551 (REI/VG)**

**Agent Comments**



**Price:** \$365,000

**Method:** Private Sale

**Date:** 26/09/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 543 sqm approx



**8 Arrawalli Av ASCOT 3551 (VG)**

**Agent Comments**



**Price:** \$350,000

**Method:** Sale

**Date:** 09/05/2018

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 628 sqm approx



**4 Elandra Dr ASCOT 3551 (VG)**

**Agent Comments**



**Price:** \$340,000

**Method:** Sale

**Date:** 30/05/2018

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 584 sqm approx