

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

97 The Crescent, Ascot Vale Vic 3032

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$990,000

&

\$1,050,000

Median sale price

Median price \$1,180,000

House

X

Unit

Suburb Ascot Vale

Period - From 01/07/2016

to

30/06/2017

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	3 Dalgety Dr ASCOT VALE 3032	\$1,041,000	13/05/2017
2	152 Ascot Vale Rd FLEMINGTON 3031	\$1,017,500	24/06/2017
3	18 Mccully St ASCOT VALE 3032	\$990,000	24/06/2017

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.



3 2 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



3 Dalgety Dr ASCOT VALE 3032 (REI/VG)

Agent Comments

3 2 2

Price: \$1,041,000

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 209 sqm approx



152 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

Agent Comments

3 1 1

Price: \$1,017,500

Method: Auction Sale

Date: 24/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 323 sqm approx



18 McCully St ASCOT VALE 3032 (REI/VG)

Agent Comments

3 1 -

Price: \$990,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 205 sqm approx