

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
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Indicative selling price

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

Range between	\$990,000	&	\$1,050,000
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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.

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Indicative Selling Price

\$990,000 - \$1,050,000

Median House Price

Year ending June 2017: \$1,180,000



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



3 Dalgety Dr ASCOT VALE 3032 (REI/VG)

Agent Comments



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



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



Price: \$990,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 205 sqm approx