

Gavin Butler 03 5448 3322 0427 887 766 sales@gavinbutler.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address Including suburb and postcode	73 Strickland Street, Ascot Vic 3551
ndicative selling prid	e

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

Range between	\$475,000	&	\$490,000
		1	

Median sale price

Median price	\$380,000	Hou	use X	Unit		Suburb	Ascot
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

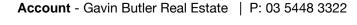
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within 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	4 Tchumlock Ct ASCOT 3551	\$500,000	14/10/2018
2	54 Strickland St ASCOT 3551	\$475,000	13/07/2018
3	2/48b Strickland St ASCOT 3551	\$422,500	27/07/2018

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 \$475,000 - \$490,000 Median House Price

Year ending September 2018: \$380,000





Land Size: 3411 sqm approx

Agent Comments

Comparable Properties

4 Tchumlock Ct ASCOT 3551 (VG)

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Price: \$500,000 **Method:** Sale **Date:** 14/10/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4820 sqm approx

Agent Comments

54 Strickland St ASCOT 3551 (VG)

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Price: \$475,000 Method: Sale Date: 13/07/2018

Rooms: -

Property Type: House (Res) **Land Size:** 2515 sqm approx

Agent Comments

2/48b Strickland St ASCOT 3551 (REI/VG)

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Price: \$422,500 Method: Private Sale Date: 27/07/2018 Rooms: 6

Property Type: House **Land Size:** 1077 sqm approx

Agent Comments



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