

## 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

73 Strickland Street, 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 \$475,000

&

\$490,000

### Median sale price

Median price \$380,000

House

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.



**Rooms:**

**Property Type:** Land

**Land Size:** 3411 sqm approx

**Agent Comments**

## Comparable Properties

### 4 Tchumlock Ct ASCOT 3551 (VG)

**Agent Comments**



**Price:** \$500,000

**Method:** Sale

**Date:** 14/10/2018

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 4820 sqm approx

### 54 Strickland St ASCOT 3551 (VG)

**Agent Comments**



**Price:** \$475,000

**Method:** Sale

**Date:** 13/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 2515 sqm approx

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

**Agent Comments**



**Price:** \$422,500

**Method:** Private Sale

**Date:** 27/07/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 1077 sqm approx

