

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

168 Myrtle Road, Ascot Vic 3551

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$545,750

Property Type House

Suburb Ascot

Period - From 01/10/2020

to 30/09/2021

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.~~

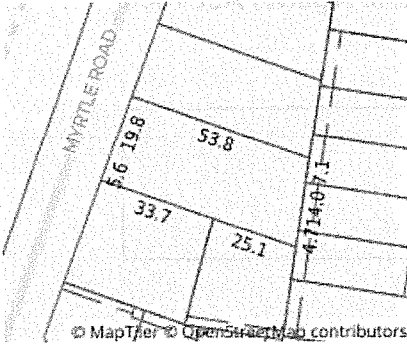
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 152 Taylor St ASCOT 3551 | \$750,000 | 20/05/2021 |
| 2 | | | |
| 3 | | | |

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.

This Statement of Information was prepared on:

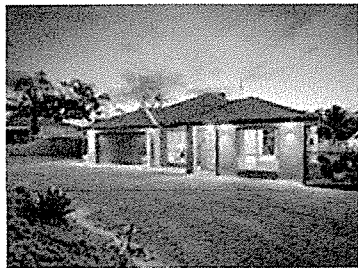
15/10/2021 16:44



Property Type: House (Previously Occupied - Detached)
Land Size: 1446 sqm approx
Agent Comments

Indicative Selling Price
\$750,000
Median House Price
Year ending September 2021: \$545,750

Comparable Properties



152 Taylor St ASCOT 3551 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 20/05/2021
Property Type: House
Land Size: 1511 sqm approx

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.