

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	31 Dolphin Street, Ascendale Vic 3195
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Indicative selling price

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

Range between	\$1,110,000	&	\$1,210,000
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Median sale price

Median price	\$1,032,500	House	X	Unit		Suburb	Ascendale
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	23 Inlet St ASPENDALE 3195	\$1,235,000	08/10/2018
2	167 Station St ASPENDALE 3195	\$1,175,000	02/06/2018
3	25 Ebb St ASPENDALE 3195	\$1,115,000	11/11/2018

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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Rooms:

Property Type: House

Land Size: 589.4 sqm approx

Agent Comments

Indicative Selling Price

\$1,110,000 - \$1,210,000

Median House Price

Year ending September 2018: \$1,032,500

Comparable Properties



23 Inlet St ASPENDALE 3195 (REI)

Agent Comments

5 2 2

Price: \$1,235,000

Method: Private Sale

Date: 08/10/2018

Rooms: -

Property Type: House

Land Size: 605 sqm approx



167 Station St ASPENDALE 3195 (REI/VG)

Agent Comments

4 3 4

Price: \$1,175,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 535 sqm approx



25 Ebb St ASPENDALE 3195 (REI)

Agent Comments

3 2 1

Price: \$1,115,000

Method: Sold Before Auction

Date: 11/11/2018

Rooms: -

Property Type: House (Res)