

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/6A CONBOY COURT ASCOT VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,600

Property type

Other

Suburb

Ascot

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

20 CLOVERFIELDS CRESCENT EPSOM VIC 3551	\$402,000	19-Feb-21
4/76 TAYLOR STREET ASCOT VIC 3551	\$400,000	23-Aug-21
3/76 TAYLOR STREET ASCOT VIC 3551	\$400,000	23-Aug-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 17 July 2022



**20 CLOVERFIELDS CRESCENT
EPSOM VIC 3551**

- - -

Sold Price

\$402,000

Sold Date

19-Feb-21

Distance

1.3km



**4/76 TAYLOR STREET ASCOT VIC
3551**

- - -

Sold Price

\$400,000

Sold Date

23-Aug-21

Distance

1.79km



**3/76 TAYLOR STREET ASCOT VIC
3551**

- - -

Sold Price

Sold Date

23-Aug-21

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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