

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

72 Howard Street, Ascot Vic 3551

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

Median price \$425,000

Property Type House

Suburb Ascot

Period - From 01/10/2019

to 31/12/2019

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.

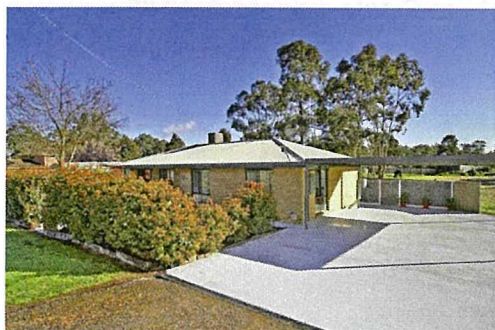
Address of comparable property		Price	Date of sale
1	23 Crossley Av EPSOM 3551	\$380,000	05/09/2019
2	11 Saade St EPSOM 3551	\$355,000	30/09/2019
3	2 Marroo St WHITE HILLS 3550	\$342,500	07/09/2019

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:

28/01/2020 10:02



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Property Type: House
Land Size: 1079 sqm approx
Agent Comments

Indicative Selling Price
\$345,000 - \$365,000
Median House Price
December quarter 2019: \$425,000

Comparable Properties



23 Crossley Av EPSOM 3551 (VG)

Agent Comments

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Price: \$380,000
Method: Sale
Date: 05/09/2019
Property Type: House (Res)
Land Size: 950 sqm approx

11 Saade St EPSOM 3551 (VG)

Agent Comments

3 - -

Price: \$355,000
Method: Sale
Date: 30/09/2019
Property Type: House (Res)
Land Size: 865 sqm approx



2 Marroo St WHITE HILLS 3550 (VG)

Agent Comments

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Price: \$342,500
Method: Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 578 sqm approx