

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

8 Deharl Court, Ascot VIC 3551

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$295,000-\$325,000

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### Median sale price

Median Price \$388,750 | House | Ascot

Period – From 12<sup>th</sup> November 2017 to 12<sup>th</sup> November 2018 Source – RPdata

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### Comparable property sales

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
185 Station Street, Epsom Vic 3551	\$310,000	07/09/2018
197 Station Street, Epsom Vic 3551	\$325,000	21/08/2018
36 Yellowgum Drive, Epsom Vic 3551	\$305,000	17/07/2018