

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

45 Howard Street 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

or range
between

\$460,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,000

Property type

House

Suburb

Ascot

Period-from

01 Sep 2019

to

31 Aug 2020

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

5 McConnachie Court Ascot VIC 3551	\$472,500	20-Jan-20
17 Arrawalli Avenue Ascot VIC 3551	\$470,000	26-Jun-20
2 Creekview Place Ascot VIC 3551	\$475,000	16-Jun-20

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: 09 September 2020

**Real Estate**

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**5 McConnachie Court Ascot VIC 3551**

4 4 2

Sold Price

\$472,500Sold Date **20-Jan-20**Distance **0.42km****17 Arrawalli Avenue Ascot VIC 3551**

4 2 3

Sold Price

\$470,000Sold Date **26-Jun-20**Distance **0.88km****2 Creekview Place Ascot VIC 3551**

4 2 4

Sold Price

\$475,000Sold Date **16-Jun-20**Distance **1.17km****46 Cooba Drive Epsom VIC 3551**

3 2 2

Sold Price

Sold Date **18-May-20**Distance **1.2km****2 Limousin Court Ascot VIC 3551**

4 2 2

Sold Price

\$478,000Sold Date **17-Jan-20**Distance **1.36km****LOT 415 Dexter Street Ascot VIC 3551**

3 2 3

Sold Price

\$475,000Sold Date **07-May-20**Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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