

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

19 James Avenue, Ascendale Vic 3195

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,351,500

Property Type House

Suburb Ascendale

Period - From 01/04/2021

to 30/06/2021

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	36 Helm St ASPENDALE 3195	\$1,905,000	10/07/2021
2	3/31b Nepean Hwy ASPENDALE 3195	\$1,850,000	13/05/2021
3			

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:

27/09/2021 14:41



Property Type: House (Res)

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



36 Helm St ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,905,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 681 sqm approx



3/31b Nepean Hwy ASPENDALE 3195 (REI/VG) Agent Comments



Price: \$1,850,000

Method: Sold Before Auction

Date: 13/05/2021

Property Type: House (Res)

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.