

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 or locality and postcode)

Lot 224 Hereford Drive, Ascot VIC 3551

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$240,000 & \$255,000

Median sale price

Property Type: Land

Suburb: Ascot

Period – From:

to:

Median Price:

Source: Corelogic

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
11 Alison Boulevard, Epsom VIC 3551	\$230,000	08/01/2021
2 Rush Court, Epsom VIC 3551	\$220,000	27/10/2020
1 Captain Court, White Hills VIC 3550	\$237,000	16/01/2021

This statement of Information was prepared on: 24/03/2021