

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

12 Triplett Avenue, Ascot Vic 3551

Indicative selling price

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

Range between \$459,000 & \$469,000

Median sale price

Median price \$612,000 Property Type House Suburb Ascot

Period - From 01/10/2022 to 31/12/2022 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	2 Arrawalli Av ASCOT 3551	\$490,000	20/11/2022
2	274 Station St EPSOM 3551	\$490,000	16/11/2022
3	8 Manna Gum Dr EPSOM 3551	\$450,000	07/02/2023

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:

28/02/2023 11:47



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Property Type: House
Land Size: 526 sqm approx
Agent Comments

Indicative Selling Price
\$459,000 - \$469,000
Median House Price
December quarter 2022: \$612,000

Comparable Properties



2 Arrawalli Av ASCOT 3551 (REI/VG)

Agent Comments

3 2 2

Price: \$490,000
Method: Private Sale
Date: 20/11/2022
Property Type: House
Land Size: 640 sqm approx



274 Station St EPSOM 3551 (REI/VG)

Agent Comments

3 2 2

Price: \$490,000
Method: Private Sale
Date: 16/11/2022
Property Type: House
Land Size: 560 sqm approx



8 Manna Gum Dr EPSOM 3551 (REI)

Agent Comments

3 2 2

Price: \$450,000
Method: Private Sale
Date: 07/02/2023
Property Type: House
Land Size: 312 sqm approx

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