

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 28-34 MYRTLE ROAD, ASCOT, VIC 3551


Indicative selling price

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

Single Price: \$220,000

Median sale price

Median price \$352,500 House ☐ Unit ☐ Suburb ASCOT

Period 01 July 2017 to 30 June 2018 Source 

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 |
|-----------------------------------|-----------|--------------|
| 61 CASSONS CRES, HUNTLY, VIC 3551 | \$190,000 | 14/02/2018 |
| 156 TAYLOR ST, ASCOT, VIC 3551 | \$182,500 | 15/09/2017 |
| 15 BLUESTONE ST, HUNTLY, VIC 3551 | \$193,000 | 06/12/2017 |

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28-34 MYRTLE ROAD, ASCOT, VIC 3551



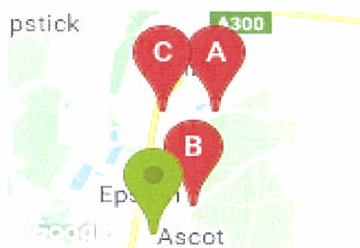
Indicative Selling Price

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Single Price: \$220,000

Provided by: Greg Heard, Heard & Co. Real Estate

MEDIAN SALE PRICE



ASCOT, VIC, 3551

Suburb Median Sale Price (House)

\$352,500

01 July 2017 to 30 June 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



61 CASSONS CRES, HUNTLY, VIC 3551



Sale Price

\$190,000

Sale Date: 14/02/2018

Distance from Property: 4.1km



156 TAYLOR ST, ASCOT, VIC 3551



Sale Price

\$182,500

Sale Date: 15/09/2017

Distance from Property: 1.4km



15 BLUESTONE ST, HUNTLY, VIC 3551



Sale Price

\$193,000

Sale Date: 06/12/2017

Distance from Property: 3.7km



This report has been compiled on 03/07/2018 by Heard & Co. Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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