

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

1 Gelbray Street, Ascot VIC 3551

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$148,000

Median sale price

Median Price \$149,500

Land



Suburb  
or locality

Ascot

Period - From Jan 2017

to Dec 2017

Source Pricefinder

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 |
|---------------------------------|-----------|--------------|
| 1 2 Hereford Dr, Ascot VIC 3551 | \$153,000 | 12/07/2017   |
| 2 37 Weeks Rd, Ascot VIC 3551   | \$152,000 | 01/02/2017   |
| 3 2 Gelbray St, Ascot VIC 3551  | \$150,000 | 27/04/2017   |