

## 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

5/11 Sandown Road Ascot Vale VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### 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 6 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

5/63 Crown Street Flemington VIC 3031	\$777,500	27-Jun-20
42 Milton Street Ascot Vale VIC 3032	\$740,000	27-Mar-21
202/102 Rankins Road Kensington VIC 3031	\$770,000	21-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 13 May 2021

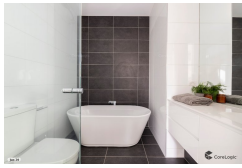


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**5/63 Crown Street Flemington VIC 3031**

Sold Price

**\$777,500**

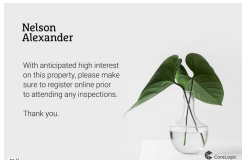
Sold Date

**27-Jun-20**

2 2 1

Distance

**0.32km**



**42 Milton Street Ascot Vale VIC 3032**

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**27-Mar-21**

2 2 1

Distance

**0.98km**



**202/102 Rankins Road Kensington VIC 3031**

Sold Price

**\$770,000**

Sold Date

**21-Nov-20**

2 2 2

Distance

**1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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