

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

5 Sullivan Street, Ascot Vic 3551

Indicative selling price

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

Single price

\$549,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Ascot

Period - From

01/10/2021

to

31/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	10B Sullivan St ASCOT 3551	\$550,000	18/11/2021
2	12 Coal Ct EPSOM 3551	\$550,000	20/09/2021
3	4 Black Wattle Av EPSOM 3551	\$545,000	31/08/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/02/2022 12:41



Rooms: 5
Property Type: House
Land Size: 606 sqm approx
Agent Comments

Indicative Selling Price
\$549,000

Median House Price
December quarter 2021: \$700,000

Comparable Properties



10B Sullivan St ASCOT 3551 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 18/11/2021
Property Type: House
Land Size: 700 sqm approx



12 Coal Ct EPSOM 3551 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 20/09/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 617 sqm approx



4 Black Wattle Av EPSOM 3551 (VG)

Agent Comments



Price: \$545,000
Method: Sale
Date: 31/08/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 629 sqm approx