
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 15/1-7 Sandown Road, Ascot Vale 3032

Indicative selling price

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

or range between \$473,000 & \$520,000

Median sale price

Median price \$521,000 Unit x Suburb Ascot Vale
Period - From 1.10.18 to 31.12.18 Source REIV propertydata.com.au/RPData/CoreLogic

Comparable property sales

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 20/157 Epsom Road, Ascot Vale	\$530,000	6.10.18
2 9/93-95 Union Road, Ascot Vale	\$512,000	29.8.19
3 4/9 Ormond Road, Ascot Vale	\$495,000	18.1.19

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 6 March 2019.