

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 5/28 Ormond Road, Ascot Vale, VIC 3032

Indicative selling price

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

Price Range

\$380,000

&

\$400,000

Median sale price

Median price

\$517,500

Property Type

Apartment

Suburb

Ascot Vale (3032)

Period - From

18/10/2020

to

18/10/2021

Source

PDOL

Comparable property sales

A 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
7/18 MURRAY STREET, BRUNSWICK WEST VIC 3055	\$396,000	02/10/2021
12/28-30 CUMMING STREET, BRUNSWICK WEST VIC 3055	\$377,000	06/08/2021
5/48-50 EVANS STREET, MOONEE PONDS VIC 3039	\$377,000	23/07/2021

This Statement of Information was prepared on: 13/11/2021