

## 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

8/21 Heinz 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)

Range between \$190,000

&

\$199,000

### Median sale price

Median price \$435,000

Property Type House

Suburb Ascot

Period - From 01/10/2019

to

30/09/2020

Source REIV

### 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 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	9 Sheoak St EPSOM 3551	\$199,000	29/04/2020
2	15 Sheoak St EPSOM 3551	\$197,500	16/04/2020
3	13 Sheoak St EPSOM 3551	\$195,000	17/07/2020

**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 six months.~~

This Statement of Information was prepared on:

15/10/2020 16:30



**Property Type:**

Agent Comments

## Comparable Properties

9 Sheoak St EPSOM 3551 (VG)

Agent Comments



**Price:** \$199,000

**Method:** Sale

**Date:** 29/04/2020

**Property Type:** Land

15 Sheoak St EPSOM 3551 (VG)

Agent Comments



**Price:** \$197,500

**Method:** Sale

**Date:** 16/04/2020

**Property Type:** Land

**Land Size:** 855 sqm approx

13 Sheoak St EPSOM 3551 (VG)

Agent Comments



**Price:** \$195,000

**Method:** Sale

**Date:** 17/07/2020

**Property Type:** Land

**Land Size:** 857 sqm approx