

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 and
postcode

9 OMBANA COURT ASCOT VIC 3551

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,200

Property type

House

Suburb

Ascot

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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

231 STATION STREET EPSOM VIC 3551	\$555,000	03-Feb-22
8 WATTLE COURT EPSOM VIC 3551	\$595,000	01-Feb-22
5 BLACK WATTLE AVENUE EPSOM VIC 3551	\$550,000	14-May-22

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: 14 June 2022



231 STATION STREET EPSOM VIC 3551

Sold Price

\$555,000

Sold Date

03-Feb-22



4



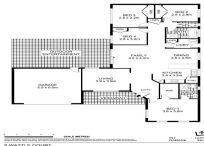
2



2

Distance

1.42km



8 WATTLE COURT EPSOM VIC 3551

Sold Price

\$595,000

Sold Date

01-Feb-22



4



2



2

Distance

1.32km



5 BLACK WATTLE AVENUE EPSOM VIC 3551

Sold Price

^{RS} **\$550,000**

Sold Date

14-May-22



3



2



2

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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