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 62 Dutton Lane, Ascot Vale Vic 3032 Including suburb and postcode

Indicative selling price

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

Range between \$1,190,000 \$1,300,000 &

Median sale price

Median price	\$1,357,500	Pro	perty Type	House		Suburb	Ascot Vale
Period - From	04/11/2023	to	03/11/2024		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

Add	dress of comparable property	Price	Date of sale
1	25 Ibis PI MARIBYRNONG 3032	\$1,190,000	29/07/2024
2	7 Medley Wlk ASCOT VALE 3032	\$1,240,000	16/07/2024
3	17 Lakeside Cr MARIBYRNONG 3032	\$1,300,000	15/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/11/2024 12:39









Indicative Selling Price \$1,190,000 - \$1,300,000 **Median House Price** 04/11/2023 - 03/11/2024: \$1,357,500

Comparable Properties



25 Ibis PI MARIBYRNONG 3032 (REI/VG)





Price: \$1,190,000 Method: Private Sale Date: 29/07/2024

Rooms: 3

Property Type: House (Res) Land Size: 203 sqm approx

Agent Comments











Price: \$1,240,000

Method: Sold Before Auction

Date: 16/07/2024

Property Type: Townhouse (Res) Land Size: 119 sqm approx

Agent Comments



17 Lakeside Cr MARIBYRNONG 3032 (VG)



Price: \$1,300,000 Method: Sale Date: 15/07/2024

Property Type: House (Res) Land Size: 202 sqm approx

Agent Comments

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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