

# 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

62 Dutton Lane, Ascot Vale Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,190,000

&

\$1,300,000

### Median sale price

Median price

\$1,357,500

Property 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	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 comparable properties 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



**Property Type:**  
**Agent Comments**

**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)** **Agent Comments**



**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 29/07/2024  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 203 sqm approx



**7 Medley Wlk ASCOT VALE 3032 (REI/VG)** **Agent Comments**



**Price:** \$1,240,000  
**Method:** Sold Before Auction  
**Date:** 16/07/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 119 sqm approx



**17 Lakeside Cr MARIBYRNONG 3032 (VG)** **Agent Comments**



**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 15/07/2024  
**Property Type:** House (Res)  
**Land Size:** 202 sqm approx

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