

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

193 Ironstone Road 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,665

Property type

House

Suburb

Ascot

Period-from

01 Jan 2021

to

31 Dec 2021

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

168 Myrtle Road Ascot VIC 3551	\$750,000	08-Nov-21
15 Osullivans Road Huntly VIC 3551	\$815,000	02-Mar-21
50 Elandra Drive Ascot VIC 3551	\$780,000	29-Apr-21

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: 21 January 2022



168 Myrtle Road Ascot VIC 3551

Sold Price

RS \$750,000 Sold Date 08-Nov-21

Distance 0.71km



15 Osullivans Road Huntly VIC 3551

Sold Price

\$815,000 Sold Date **02-Mar-21**

Distance 1.67km



50 Elandra Drive Ascot VIC 3551

Sold Price

\$780,000 Sold Date **29-Apr-21**

Distance 0.86km



RS = Recent sale UN = Undisclosed Sale

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