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	49 Ascot Street, Ascot Vale Vic 3032
postcode	

Indicative selling price

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

Range between \$760,000	&	\$830,000
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Median sale price

Median price \$1	,150,000	Но	ouse X	Su	burb	Ascot Vale
Period - From 01	/04/2016 to	to 3	31/03/2017	Source	REI\	/

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

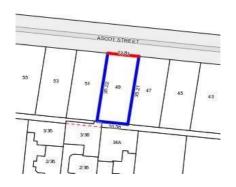
Address of comparable property	Price	Date of sale
62 Ascot Vale Rd FLEMINGTON 3031	\$805,000	17/12/2016
2 Farncomb St ASCOT VALE 3032	\$801,000	12/11/2016
6 Leonard Cr ASCOT VALE 3032	\$770,000	12/11/2016

Account - Barry Plant | P: 03 8326 8888





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Property Type: House Agent Comments

Indicative Selling Price \$760,000 - \$830,000 Median House Price Year ending March 2017: \$1,150,000

Comparable Properties



62 Ascot Vale Rd FLEMINGTON 3031 (REI)



Price: \$805,000 Method: Auction Sale Date: 17/12/2016

Rooms: -

Property Type: House (Res)

Agent Comments



2 Farncomb St ASCOT VALE 3032 (REI)

=3





Price: \$801,000 Method: Auction Sale Date: 12/11/2016 Rooms: -

Property Type: House (Res) Land Size: 431 sqm

Agent Comments

6 Leonard Cr ASCOT VALE 3032 (REI)

= 3





Price: \$770,000 Method: Auction Sale

Rooms: -

Date: 12/11/2016

Property Type: House (Res)

Agent Comments

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