

## 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

49 Ascot Street, Ascot Vale Vic 3032

#### Indicative selling price

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

Range between \$760,000

&

\$830,000

#### Median sale price

Median price \$1,150,000

House

X

Suburb

Ascot Vale

Period - From 01/04/2016

to

31/03/2017

Source REIV

#### 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

# 49 Ascot Street, Ascot Vale Vic 3032



 3  1  1

**Rooms:**  
**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)**

**Agent Comments**

 3  1  -

**Price:** \$805,000  
**Method:** Auction Sale  
**Date:** 17/12/2016  
**Rooms:** -  
**Property Type:** House (Res)



**2 Farncomb St ASCOT VALE 3032 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$801,000  
**Method:** Auction Sale  
**Date:** 12/11/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 431 sqm

**6 Leonard Cr ASCOT VALE 3032 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$770,000  
**Method:** Auction Sale  
**Date:** 12/11/2016  
**Rooms:** -  
**Property Type:** House (Res)