

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 18 GILLESPIE AVENUE ASCOT VALE, 3032

### Indicative selling price

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

Range between \$1,100,000 & \$1,100,000

### Median sale price

Median price \$1,245,000 House ☒ Suburb Ascot Vale

Period - From 1/1/19 to 31/3/19 Source REIV propertydata.com.au/RPData/Core Logic

### Comparable property sales

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. 46 Brown Avenue, Ascot Vale	\$975,000	1/3/19
2. 32 Gillespie Avenue, Ascot Vale	\$985,000	27/2/19
3. 34 Archer Avenue Ascot Vale	\$975,000	22/1/19

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 7 May 2019.