

# STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

### Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

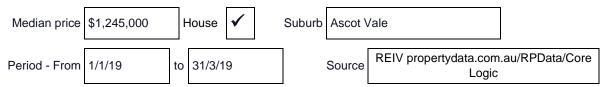
Address Including suburb and	18 GILLESPIE AVENUE ASCOT VALE, 3032
postcode	

### Indicative selling price

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

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

### Median sale price



# 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
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.