

Statement of Information

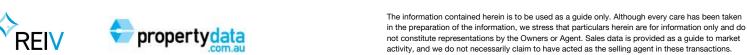
Single residential property located in the Melbourne metropolitan area

	Section 47AF								of the Estate Agents Act 1980			
Property offer	ed for s	ale										
A Including subt po	7 Burrowes Street, Ascot Vale Vic 3032											
Indicative sell	ing pric	е										
For the meaning	of this p	rice see	cons	umer	.vic.gov.	au/und	erquoting					
Range betwee	000	&			\$8	90,000						
Median sale p	rice											
Median price	lian price \$1,202,500		House X			Unit		Suburb		scot Vale		
Period - From	01/07/20	018	to	30/06	6/2019		Source	REI	/			
Comparable p	roperty	sales (*Dele	ete A	or B b	elow a	as applica	able)				
months		estate a							operty for sak o be most co			
Address of comparable property									Price		Date of sale	
1												
2												
3	_											

OR

В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884









Rooms:

Property Type: House Land Size: 140 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$890,000 **Median House Price** Year ending June 2019: \$1,202,500

Comparable Properties



6/14-16 Fisher Pde ASCOT VALE 3032 (REI)

Price: \$870,000

Method: Sold Before Auction

Date: 22/02/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

1/39 Sandown Rd ASCOT VALE 3032 (REI)





Price: \$850,500

Method: Sold Before Auction

Date: 25/06/2019

Rooms: 5

Property Type: House (Res)

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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