

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 ARRAWALLI AVENUE ASCOT VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,500

Property type

House

Suburb

Ascot

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

228 JOBS GULLY ROAD JACKASS FLAT VIC 3556	\$360,000	13-Aug-20
30 TOPAZ AVENUE WHITE HILLS VIC 3550	\$570,000	09-Jan-24
33 TAYLOR STREET EPSOM VIC 3551	\$575,000	12-Oct-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 March 2024



**228 JOBS GULLY ROAD JACKASS
FLAT VIC 3556**

 4  2  2

Sold Price

\$360,000

Sold Date

13-Aug-20

Distance

4.16km



**30 TOPAZ AVENUE WHITE HILLS
VIC 3550**

 4  2  2

Sold Price

\$570,000

Sold Date

09-Jan-24

Distance

4.84km



**33 TAYLOR STREET EPSOM VIC
3551**

 4  2  2

Sold Price

\$575,000

Sold Date

12-Oct-23

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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