

## 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

51 Mirams 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 \$940,000

&amp;

\$1,000,000

## Median sale price

Median price \$1,130,000

House

X

Unit

Suburb Ascot Vale

Period - From 01/07/2017

to

30/09/2017

Source REIV

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

**A\*** 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	18 Mccully St ASCOT VALE 3032	\$990,000	24/06/2017
2	132 The Parade ASCOT VALE 3032	\$985,000	02/09/2017
3	150 Maribyrnong Rd MOONEE PONDS 3039	\$976,000	14/10/2017

OR

**B\*** ~~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.~~



**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$940,000 - \$1,000,000  
**Median House Price**  
September quarter 2017: \$1,130,000

## Comparable Properties



**18 McCully St ASCOT VALE 3032 (REI)**

**Agent Comments**



**Price:** \$990,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** 5  
**Property Type:** House (Res)



**132 The Parade ASCOT VALE 3032 (REI)**

**Agent Comments**



**Price:** \$985,000  
**Method:** Auction Sale  
**Date:** 02/09/2017  
**Rooms:** 4  
**Property Type:** House (Res)



**150 Maribyrnong Rd MOONEE PONDS 3039 (REI)**

**Agent Comments**



**Price:** \$976,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 326 sqm approx