

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

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

Property of	ffered f	or sale
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Address	51 Mirams Street, Ascot Vale Vic 3032
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$940,000	&	\$1,000,000

#### Median sale price

Median price	\$1,130,000	Hou	se 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.

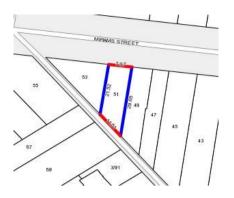
Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884





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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)





Price: \$990,000 Method: Auction Sale Date: 24/06/2017

Rooms: 5

Property Type: House (Res)

**Agent Comments** 



132 The Parade ASCOT VALE 3032 (REI)







Price: \$985,000 Method: Auction Sale Date: 02/09/2017

Rooms: 4

Property Type: House (Res)

Agent Comments



150 Maribyrnong Rd MOONEE PONDS 3039

(REI)







Price: \$976,000 Method: Auction Sale Date: 14/10/2017

Rooms: -

Property Type: House (Res) Land Size: 326 sqm approx

Agent Comments

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