

STATEMENT OF INFORMATION

38 MIDDLE STREET, ASCOT VALE, VIC 3032

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 MIDDLE STREET, ASCOT VALE, VIC

4 2 2

Indicative Selling Price

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

Price Range: \$1,900,000 to \$2,000,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



ASCOT VALE, VIC, 3032

Suburb Median Sale Price (House)

\$1,051,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2 LORNE ST, MOONEE PONDS, VIC 3039

4 1 1

Sale Price

Price Withheld

Sale Date: 17/06/2017

Distance from Property: 825m



12 MCCARRON PDE, ESSENDON, VIC 3040

4 2 3

Sale Price

\$2,000,000

Sale Date: 18/03/2017

Distance from Property: 3.2km



54 SOUTH ST, ASCOT VALE, VIC 3032

3 2 2

Sale Price

\$1,905,000

Sale Date: 18/03/2017

Distance from Property: 109m



This report has been compiled on 07/09/2017 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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
postcode

38 MIDDLE STREET, ASCOT VALE, VIC 3032

Indicative selling price

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Price Range:

\$1,900,000 to \$2,000,000

Median sale price

Median price

\$1,051,000

House

X

Unit

Suburb

ASCOT VALE

Period

01 July 2016 to 30 June 2017

Source



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
2 LORNE ST, MOONEE PONDS, VIC 3039	Price Withheld	17/06/2017
12 MCCARRON PDE, ESSENDON, VIC 3040	\$2,000,000	18/03/2017
54 SOUTH ST, ASCOT VALE, VIC 3032	\$1,905,000	18/03/2017