

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

1 Bivona St, Ascot Vale, VIC 3032

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

A\$ 450,000

&

A\$ 450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

A\$ 450,000

Property type

House

Suburb

Ascot Vale

Period-from

1/1/2017

to

31/12/2017

Source

Agent's records

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 6 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 Bivona St, Ascot Vale, VIC 3032	A\$ 450,000	1/1/2017
2 Bivona St, Ascot Vale, VIC 3032	A\$ 450,000	1/1/2017
3 Bivona St, Ascot Vale, VIC 3032	A\$ 450,000	1/1/2017

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 6 months.

VicRoadsMap (VicRoads) or other source of information