

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

2 Morphet Wlk, Ascot Vale Vic 3032

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,195,000

House

X

Unit

Suburb

Ascot Vale

Period - From 01/01/2017

to

31/12/2017

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	2 Shearwater Cr MARIBYRNONG 3032	\$1,320,000	05/03/2018
2	56 Cumberland Dr MARIBYRNONG 3032	\$1,250,000	27/11/2017
3	45 Dalgety Dr ASCOT VALE 3032	\$1,220,000	27/02/2018

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:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending December 2017: \$1,195,000

Comparable Properties



2 Shearwater Cr MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 05/03/2018
Rooms: -
Property Type: House



56 Cumberland Dr MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 27/11/2017
Rooms: 6
Property Type: House (Res)



45 Dalgety Dr ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,220,000
Method: Private Sale
Date: 27/02/2018
Rooms: 5
Property Type: House (Res)