

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	2 Morphett Wlk, 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	\$1,200,000	&	\$1,300,000

Median sale price

Median price	\$1,195,000	Hou	se X	Unit		Suburb	Ascot Vale
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

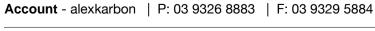
Comparable property sales (*Delete A or B below as applicable)

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)

Price: \$1,320,000 Method: Private Sale Date: 05/03/2018

Rooms: -

Property Type: House

Agent Comments



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)





Price: \$1,220,000 Method: Private Sale Date: 27/02/2018

Rooms: 5

Property Type: House (Res)

Agent Comments

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