

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

6/24 Ormond Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$320,000

Median sale price

Median price

\$492,000

Property Type

Unit

Suburb

Ascot Vale

Period - From

01/04/2019

to

30/06/2019

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	209/77 Galada Av PARKVILLE 3052	\$315,000	20/09/2019
2	202/19 Hall St MOONEE PONDS 3039	\$310,000	30/08/2019
3	1/116 Ascot Vale Rd FLEMINGTON 3031	\$305,000	09/07/2019

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.~~

This Statement of Information was prepared on:

03/10/2019 16:51



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$320,000

Median Unit Price
June quarter 2019: \$492,000

Comparable Properties



209/77 Galada Av PARKVILLE 3052 (REI)

Agent Comments

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Price: \$315,000
Method: Private Sale
Date: 20/09/2019
Rooms: 3
Property Type: Apartment



202/19 Hall St MOONEE PONDS 3039 (REI)

Agent Comments

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Price: \$310,000
Method: Private Sale
Date: 30/08/2019
Rooms: 2
Property Type: Apartment



1/116 Ascot Vale Rd FLEMINGTON 3031 (REI)

Agent Comments

 1  1  1

Price: \$305,000
Method: Private Sale
Date: 09/07/2019
Property Type: Apartment