

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

26 Triplett Avenue, Ascot Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$370,000 & \$390,000

Median sale price

Median price

\$441,250

Property type

House

Suburb

Ascot

Period - From

27th September 2018

to

27th September 2019

Source

Realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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

| | | |
|-------------------------------------|-----------|------------|
| 5 Cloverfield Drive, Epsom Vic 3551 | \$390,000 | 22/02/2019 |
| 41 Greenfield Drive, Epsom Vic 3551 | \$360,000 | 30/11/2018 |
| 218 Station Street, Epsom Vic 3551 | \$385,000 | 10/12/2018 |

This Statement of Information was prepared on: 16th October 2019