

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

18 Farncomb Street 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,282,500

Property type

House

Suburb

Ascot Vale

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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

37 Dunlop Avenue Ascot Vale VIC 3032	\$1,150,000	17-Jul-21
44 Charles Street Ascot Vale VIC 3032	\$1,180,000	01-May-21
73 Roseberry Street Ascot Vale VIC 3032	\$1,100,000	12-Aug-21

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.~~

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37 Dunlop Avenue Ascot Vale VIC 3032

3 1 4

Sold Price

\$1,150,000

Sold Date

17-Jul-21

Distance

0.44km



44 Charles Street Ascot Vale VIC 3032

2 1 1

Sold Price

\$1,180,000

Sold Date

01-May-21

Distance

1.09km



73 Roseberry Street Ascot Vale VIC 3032

3 1 1

Sold Price

^{RS} **\$1,100,000**

Sold Date

12-Aug-21

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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