

STATEMENT OF INFORMATION

20 ARRAWALLI AVENUE, ASCOT, VIC 3551

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 ARRAWALLI AVENUE, ASCOT, VIC 3551  3  1  4

Indicative Selling Price

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

Price Range:

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



ASCOT, VIC, 3551

Suburb Median Sale Price (House)

\$345,000

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



172 MYRTLE RD, ASCOT, VIC 3551

 4  2  2

Sale Price

\$345,000

Sale Date: 10/07/2017

Distance from Property: 158m



83 AVERYS RD, JACKASS FLAT, VIC 3556

 4  2  2

Sale Price

\$387,500

Sale Date: 22/05/2017

Distance from Property: 4.8km



87 SAWMILL RD, HUNTLY, VIC 3551

 4  1  2

Sale Price

Price Withheld

Sale Date: 09/05/2017

Distance from Property: 4.7km



This report has been compiled on 08/11/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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26 STRICKLAND ST, ASCOT, VIC 3551

 4  2  2

Sale Price

***\$390,000**

Sale Date: 08/05/2017

Distance from Property: 967m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 ARRAWALLI AVENUE, ASCOT, VIC 3551

Indicative selling price

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

Price Range:

Median sale price

Median price

\$345,000

House

☒

Unit

☐

Suburb

ASCOT

Period

01 October 2016 to 30 September 2017

Source



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
172 MYRTLE RD, ASCOT, VIC 3551	\$345,000	10/07/2017
83 AVERYS RD, JACKASS FLAT, VIC 3556	\$387,500	22/05/2017
87 SAWMILL RD, HUNTLY, VIC 3551	Price Withheld	09/05/2017
26 STRICKLAND ST, ASCOT, VIC 3551	*\$390,000	08/05/2017