

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 and
postcode

73 Howard Street 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)

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Farm

Suburb

Ascot

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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

A* 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

119 Taylor Street Ascot VIC 3551	\$250,000	05-Apr-19
28-34 Myrtle Road Ascot VIC 3551	\$395,000	18-Jul-19
11A Arrawalli Avenue Ascot VIC 3551	\$365,000	23-Oct-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 February 2020


119 Taylor Street Ascot VIC 3551

Sold Price

\$250,000

Sold Date

05-Apr-19
 -  -  -

Distance

0.21km

28-34 Myrtle Road Ascot VIC 3551

Sold Price

\$395,000

Sold Date

18-Jul-19
 -  -  -

Distance

0.63km

11A Arrawalli Avenue Ascot VIC 3551

Sold Price

\$365,000

Sold Date

23-Oct-19
 -  -  -

Distance

0.9km
RS = Recent sale

UN = Undisclosed Sale

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