

STATEMENT OF INFORMATION

172 MYRTLE ROAD, ASCOT, VIC 3551

PREPARED BY JENNY DONALDSON, PROFESSIONAL MIDWINTER



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



172 MYRTLE ROAD, ASCOT, VIC 3551

 4  2  -

Indicative Selling Price

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

Price Range:

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE




ASCOT, VIC, 3551

Suburb Median Sale Price (House)

\$367,500

01 April 2016 to 31 March 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.



12 GARDEN DR, EPSOM, VIC 3551

 4  2  2

Sale Price

\$342,000

Sale Date: 17/10/2016

Distance from Property: 462m



11 SULLIVAN ST, ASCOT, VIC 3551

 3  2  2

Sale Price

\$375,000

Sale Date: 01/11/2016

Distance from Property: 1km



3 CADELL CRT, ASCOT, VIC 3551

 3  2  2

Sale Price

\$365,000

Sale Date: 16/09/2017

Distance from Property: 370m



This report has been compiled on 16/06/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

172 MYRTLE ROAD, 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

\$367,500

House

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Unit

Suburb

ASCOT

Period

01 April 2016 to 31 March 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
12 GARDEN DR, EPSOM, VIC 3551	\$342,000	17/10/2016
11 SULLIVAN ST, ASCOT, VIC 3551	\$375,000	01/11/2016
3 CADELL CRT, ASCOT, VIC 3551	\$365,000	16/09/2016