





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



172 MYRTLE ROAD, ASCOT, VIC 3551







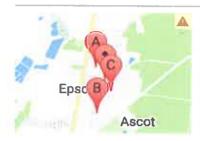
Indicative Selling Price

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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







Sale Price

\$342,000

Sale Date: 17/10/2016

Distance from Property: 462m





11 SULLIVAN ST, ASCOT, VIC 3551







Sale Price

\$375,000

Sale Date: 01/11/20

Distance from Hipperty: Ikm





3 CADELL CRT, ASCOT, VIC 3551







Sale Price

\$365,000

Sale Date: 16/09/331

Distance from Property: 370m



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	s price see consumer.vic.gov.au/underque	oting		
Price Range:				
Median sale price				
Median price	\$367,500 House X	Unit	Suburb	
Period	01 April 2016 to 31 March 2017	Source	pricefinder	
Comparable prop	-	.vanauh. fa	in the land 40 months to 40 months	
agent or agent's repres	perties sold within five kilometres of the pertative considers to be most comparable	ouperty for sale	in the last 18 months that the estate	

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

