

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

31a Moonee Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,292,000

House

X

Suburb

Ascot Vale

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
44 The Parade ASCOT VALE 3032	\$1,850,000	04/03/2017
33 Mccracken St KENSINGTON 3031	\$1,817,000	08/04/2017
33 Fenton St ASCOT VALE 3032	\$1,750,000	17/06/2017