

## 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 31a Moonee Street, Ascot Vale Vic 3032 Including suburb and postcode

### Indicative selling price

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

Range betweer	\$1,700,000		&	\$1,800,000			
Median sale price							
Median price	\$1,292,000	House	х	Suburb	Ascot Vale		
Period - From	01/01/2017	to 31/03	3/2017	Source REI	/		

#### **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

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

