

# 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

2/14 Ross Street, Ascendale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,040,000

&

\$1,080,000

### Median sale price

Median price \$1,023,750

Property Type Unit

Suburb Ascendale

Period - From 01/01/2021

to 31/03/2021

Source REIV

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1	1/14 Ross St ASPENDALE 3195	\$1,080,000	25/05/2021
2	1/21 Vincent St EDITHVALE 3196	\$1,058,888	30/03/2021
3	1b Albany Cr ASPENDALE 3195	\$1,050,000	30/01/2021

**OR**

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

This Statement of Information was prepared on:

17/06/2021 09:26



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,040,000 - \$1,080,000  
**Median Unit Price**  
March quarter 2021: \$1,023,750

## Comparable Properties



**1/14 Ross St ASPENDALE 3195 (REI)**

Agent Comments

3 2 1

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 25/05/2021  
**Property Type:** Townhouse (Single)



**1/21 Vincent St EDITHVALE 3196 (REI)**

Agent Comments

3 2 2

**Price:** \$1,058,888  
**Method:** Private Sale  
**Date:** 30/03/2021  
**Property Type:** Townhouse (Single)

**1b Albany Cr ASPENDALE 3195 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 30/01/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 279 sqm approx