

## 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

47 Hockey Lane Ascot Vale VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Ascot Vale

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 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

3/14 Yates Lane Parkville VIC 3052	\$1,200,000	09-Oct-20
2/2-8 Rankins Road Kensington VIC 3031	\$1,110,000	12-Dec-20
6/100 The Parade Ascot Vale VIC 3032	\$1,150,000	04-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 29 March 2021



**3/14 Yates Lane Parkville VIC 3052** Sold Price **\$1,200,000** Sold Date **09-Oct-20**

 3  2  2

Distance **1.36km**



**2/2-8 Rankins Road Kensington VIC 3031** Sold Price **\$1,110,000** Sold Date **12-Dec-20**

 3  2  2

Distance **1.51km**



**6/100 The Parade Ascot Vale VIC 3032** Sold Price **\$1,150,000** Sold Date **04-Feb-21**

 3  2  2

Distance **1.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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