

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

1/23-25 Ascot Street Ascot Vale VIC 3032

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jun 2020

to

31 May 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

104/51 Sandown Road Ascot Vale VIC 3032	\$565,000	26-Feb-21
302/51 Sandown Road Ascot Vale VIC 3032	\$520,000	22-Apr-21
2/171 Kent Street Ascot Vale VIC 3032	\$531,000	29-Jan-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: 22 June 2021

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104/51 Sandown Road Ascot Vale VIC 3032

Sold Price

^{RS}

\$565,000

Sold Date

26-Feb-21

2

1

1

Distance

0.24km



302/51 Sandown Road Ascot Vale VIC 3032

Sold Price

^{RS}

\$520,000

Sold Date

22-Apr-21

2

1

1

Distance

0.24km



2/171 Kent Street Ascot Vale VIC 3032

Sold Price

\$531,000

Sold Date

29-Jan-21

2

1

1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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