

STATEMENT OF INFORMATION

12/4-12 FISHER PARADE, ASCOT VALE, VIC 3032

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12/4-12 FISHER PARADE, ASCOT VALE,

3 2 2

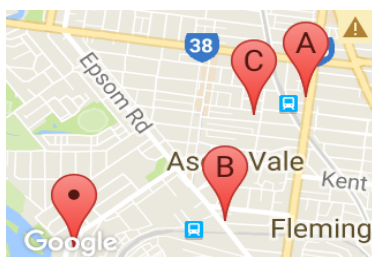
Indicative Selling Price

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

Price Range: \$800,000 to \$880,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



ASCOT VALE, VIC, 3032

Suburb Median Sale Price (House)

\$1,135,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/235 ASCOT VALE RD, ASCOT VALE, VIC 3032

3 3 2

Sale Price

\$837,500

Sale Date: 05/08/2017

Distance from Property: 1.9km



24/157 EPSOM RD, ASCOT VALE, VIC 3032

3 2 1

Sale Price

\$850,000

Sale Date: 26/07/2017

Distance from Property: 1km



3/7 ROXBURGH ST, ASCOT VALE, VIC 3032

2 2 1

Sale Price

***\$885,000**

Sale Date: 20/10/2017

Distance from Property: 1.5km



This report has been compiled on 29/11/2017 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/4-12 FISHER PARADE, ASCOT VALE, VIC 3032

Indicative selling price

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

Price Range:

\$800,000 to \$880,000

Median sale price

Median price

\$1,135,000

House

Unit

X

Suburb

ASCOT VALE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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 |
|---|------------|--------------|
| 2/235 ASCOT VALE RD, ASCOT VALE, VIC 3032 | \$837,500 | 05/08/2017 |
| 24/157 EPSOM RD, ASCOT VALE, VIC 3032 | \$850,000 | 26/07/2017 |
| 3/7 ROXBURGH ST, ASCOT VALE, VIC 3032 | *\$885,000 | 20/10/2017 |