

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

8 Deharl Court, Ascot Vic 3551

Indicative selling price

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

Range \$290,000-\$310,000

Median sale price

Median Price \$348,000 | House | Ascot

Period – From 4th January 2017 to 4th December 2017 Source – RPdata

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 Tobin Court, Epsom Vic 3551	\$280,000	24/07/2017
10 Ombana Court, Ascot Vic 3551	\$310,000	21/04/2017
24 Mulga Avenue, Epsom Vic 3551	\$300,080	01/06/2017