

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 15/232 Ascot Vale Road, Ascot Vale, VIC 3032

Indicative selling price

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

Single Price \$240,000

Median sale price

Median price \$610,000 Property Type Apartment Suburb Ascot Vale (3032)

Period - From 10/08/2020 to 10/08/2021 Source PDOL

Comparable property sales

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
7/230 ASCOT VALE ROAD, ASCOT VALE VIC 3032	\$283,000	01/03/2021
15/230 ASCOT VALE ROAD, ASCOT VALE VIC 3032	\$282,000	15/05/2021
342/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$320,000	03/08/2021

This Statement of Information was prepared on: 10/08/2021