

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

29 Sanctuary Walk 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Ascot Vale

Period-from

01 Oct 2020

to

30 Sep 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

31 Sanctuary Walk Ascot Vale VIC 3032	\$1,361,500	15-May-21
7 Sanctuary Walk Ascot Vale VIC 3032	\$1,256,000	15-Jun-20
2 Haven Crescent Ascot Vale VIC 3032	\$1,395,000	31-Oct-20

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: 04 October 2021

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**31 Sanctuary Walk Ascot Vale VIC 3032**

Sold Price

\$1,361,500

Sold Date

15-May-21

4



-



-

Distance

0.01km**7 Sanctuary Walk Ascot Vale VIC 3032**

Sold Price

\$1,256,000

Sold Date

15-Jun-20

4



1



-

Distance

0.08km**2 Haven Crescent Ascot Vale VIC 3032**

Sold Price

\$1,395,000

Sold Date

31-Oct-20

3



2



2

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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