

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

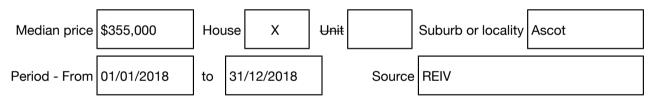
36 Strickland Street, Ascot Vic 3551

Indicative selling price

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

Single price \$187,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	156 Taylor St ASCOT 3551	\$182,500	27/09/2017
2	31 Limousin Ct ASCOT 3551	\$175,000	06/09/2017
3	13 Limousin Ct ASCOT 3551	\$165,000	07/05/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050

propertydata

Generated: 07/02/2019 15:36

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

36 Strickland Street, Ascot Vic 3551







Rooms: Property Type: Land Land Size: 1078 sqm approx Agent Comments Indicative Selling Price \$187,000 Median House Price Year ending December 2018: \$355,000

Comparable Properties

Sec. 32	156 Taylor St ASCOT 3551 (REI/VG)	Agent Comments
	Price: \$182,500 Method: Private Sale Date: 27/09/2017 Rooms: - Property Type: Land Land Size: 1536 sqm approx	
	31 Limousin Ct ASCOT 3551 (VG)	Agent Comments
	Price: \$175,000 Method: Sale Date: 06/09/2017 Rooms: - Property Type: Land Land Size: 1241 sqm approx	
	13 Limousin Ct ASCOT 3551 (VG) 	Agent Comments
	Price: \$165,000 Method: Sale Date: 07/05/2018 Rooms: - Property Type: Land Land Size: 1266 sqm approx	

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050

propertydata

Generated: 07/02/2019 15:36

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

