

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 and postcode

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

Median price \$355,000 House ☒ Unit ☐ Suburb or locality Ascot

Period - From 01/01/2018 to 31/12/2018 Source REIV

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.



Rooms:
Property Type: Land
Land Size: 1078 sqm approx
Agent Comments

Comparable Properties



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