

STATEMENT OF INFORMATION

8 RETREAT DRIVE, ASCOT VALE, VIC 3032

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 RETREAT DRIVE, ASCOT VALE, VIC 3032  2  2  1

Indicative Selling Price

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

Price Range: \$750,000 to \$800,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



ASCOT VALE, VIC, 3032

Suburb Median Sale Price (House)

\$1,052,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



89 STOCKMANS WAY, KENSINGTON, VIC 3031  2  1  1

Sale Price

***\$841,000**

Sale Date: 19/08/2017

Distance from Property: 2.3km



4/34 BLOOMFIELD AVE, MARIBYRNONG, VIC  2  2  2

Sale Price

***\$760,000**

Sale Date: 12/08/2017

Distance from Property: 1.6km



28 HARMONY RD, ASCOT VALE, VIC 3032  2  2  1

Sale Price

***\$760,000**

Sale Date: 01/08/2017

Distance from Property: 336m



This report has been compiled on 04/09/2017 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 RETREAT DRIVE, ASCOT VALE, VIC 3032

Indicative selling price

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Price Range:

\$750,000 to \$800,000

Median sale price

Median price

\$1,052,000

House

Unit

X


Suburb

ASCOT VALE

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
89 STOCKMANS WAY, KENSINGTON, VIC 3031	*\$841,000	19/08/2017
4/34 BLOOMFIELD AVE, MARIBYRNONG, VIC 3032	*\$760,000	12/08/2017
28 HARMONY RD, ASCOT VALE, VIC 3032	*\$760,000	01/08/2017