

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

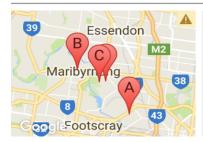
Indicative Selling Price

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

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

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: **pricefinder**

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







Sale Price

*\$760,000

Sale Date: 12/08/2017

Distance from Property: 1.6km





28 HARMONY RD, ASCOT VALE, VIC 3032







Sale Price

*\$760,000

Sale Date: 01/08/2017

Distance from Property: 336m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

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		p	ricefinder

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

