

Ascot Vale 226 Union Road

woodards.com.au

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address Including suburb or locality and postcode	Commercial Property – SOI not required
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between		&	
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#### Median sale price

Median price		House		Suburb or locality	
Period - From		to		Source	

#### 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 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
1	\$	
2	\$	
3	\$	

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 six months.

This Statement of Information was prepared on:

27/01/2023 15:11