

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

13 Millewa Drive, Ascot VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$550,000 & \$590,000

Median sale price

Median price

\$590,000

Property type

House

Suburb

Ascot

Period - From

December 2023

to

November 2024

Source

Realestate.com.au

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

14 Millewa Drive, Ascot VIC 3551	\$540,000	13/05/2024
17 Garden Drive, Epsom VIC 3551	\$582,000	24/07/2024
49 Greenfield Drive, Epsom VIC 3551	\$580,000	21/11/2024
31 McMeeken Way, Epsom VIC 3551	\$560,000	4/10/2024

This Statement of Information was prepared on: 23/11/2024