

# 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

14 Caulfield Drive, Ascot Vic 3551

### Indicative selling price

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

Range between \$525,000 & \$545,000

### Median sale price

Median price \$600,000 Property Type House Suburb Ascot

Period - From 04/05/2021 to 03/05/2022 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 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 24 Greenfield Dr EPSOM 3551    | \$560,000 | 13/01/2022   |
| 2 | 5 Sullivan St ASCOT 3551       | \$555,000 | 24/02/2022   |
| 3 | 70 Greenfield Dr EPSOM 3551    | \$530,000 | 13/08/2021   |

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 18 months.~~

This Statement of Information was prepared on:

04/05/2022 12:23

14 Caulfield Drive, Ascot Vic 3551



Kaye Lazenby CEA (REIV)  
0407 843 167  
kaye@dck.com.au



3 2 2

**Property Type:** House  
**Land Size:** 459 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$525,000 - \$545,000  
**Median House Price**  
04/05/2021 - 03/05/2022: \$600,000

## Comparable Properties



**24 Greenfield Dr EPSOM 3551 (VG)**

**Agent Comments**

3 - -

**Price:** \$560,000  
**Method:** Sale  
**Date:** 13/01/2022  
**Property Type:** House (Res)  
**Land Size:** 499 sqm approx



**5 Sullivan St ASCOT 3551 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 24/02/2022  
**Property Type:** House  
**Land Size:** 605 sqm approx

**70 Greenfield Dr EPSOM 3551 (VG)**

**Agent Comments**

3 - -

**Price:** \$530,000  
**Method:** Sale  
**Date:** 13/08/2021  
**Property Type:** House (Res)  
**Land Size:** 468 sqm approx

**Account - Dungey Carter Ketterer | P: 03 5440 5000**



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