Dungey Carter Ketterer
REAL ESTATE AGENTS
Justin Pell C.A.R.
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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 andpostcode	2 Arrawalli Avenue, Ascot Vic 3551

Indicative selling price

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

Range between	$349,000	&	$365,000

Median sale price

Median price	$380,000	House	X	~~Unit~~		Suburb or locality	Ascot
Period - From	01/10/2017	to	30/09/2018	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 eighteen 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	55 Greenfield Dr EPSOM 3551	$365,000	26/09/2017
2	8 Arrawalli Av ASCOT 3551	$350,000	09/05/2018
3	4 Elandra Dr ASCOT 3551	$340,000	30/05/2018

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 eighteen months.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

2 Arrawalli Avenue, Ascot Vic 3551

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- -

Rooms:
Property Type: Land

Agent Comments

Indicative Selling Price
$349,000 - $365,000
Median House Price
Year ending September 2018: $380,000

Comparable Properties

55 Greenfield Dr EPSOM 3551 (REI/VG)

4 2 2

Price: $365,000
Method: Private Sale
Date: 26/09/2017
Rooms: 5
Property Type: House
Land Size: 543 sqm approx

Agent Comments

8 Arrawalli Av ASCOT 3551 (VG)

3 - -

Price: $350,000
Method: Sale
Date: 09/05/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 628 sqm approx

Agent Comments

4 Elandra Dr ASCOT 3551 (VG)

3 - -

Price: $340,000
Method: Sale
Date: 30/05/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 584 sqm approx

Agent Comments

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