

# 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

5 Cadell Court, Ascot Vic 3551

### Indicative selling price

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

Single price \$465,000

### Median sale price

Median price \$453,750

Property Type House

Suburb Ascot

Period - From 01/01/2020

to 31/03/2020

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.

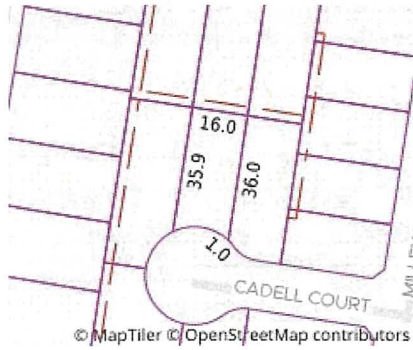
	Address of comparable property	Price	Date of sale
1	46 Cooba Dr EPSOM 3551	\$475,000	28/05/2020
2	5 Mcconnachie Ct ASCOT 3551	\$472,500	20/02/2020
3	10 Nirimba Ct ASCOT 3551	\$450,000	18/04/2019

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:

10/06/2020 15:24



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 549 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$465,000

**Median House Price**

March quarter 2020: \$453,750

## Comparable Properties



**46 Cooba Dr EPSOM 3551 (REI)**

**Agent Comments**



**Price:** \$475,000

**Method:** Private Sale

**Date:** 28/05/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 732 sqm approx



**5 Mcconnachie Ct ASCOT 3551 (REI/VG)**

**Agent Comments**



**Price:** \$472,500

**Method:** Private Sale

**Date:** 20/02/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 559 sqm approx



**10 Nirimba Ct ASCOT 3551 (REI/VG)**

**Agent Comments**



**Price:** \$450,000

**Method:** Private Sale

**Date:** 18/04/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 656 sqm approx