

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 Normande Court, Ascot Vic 3551

Indicative selling price

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

Range between \$750,000

&

\$780,000

Median sale price

Median price \$609,500

Property Type House

Suburb Ascot

Period - From 22/11/2022

to

21/11/2023

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	5 Gelbray St ASCOT 3551	\$800,000	22/11/2022
2	39 Weeks Rd ASCOT 3551	\$785,000	23/08/2022
3	30 Garden Dr EPSOM 3551	\$760,000	03/11/2023

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:

22/11/2023 11:17

5 Normande Court, Ascot Vic 3551



Kaye Lazenby CEA (REIV)
0407 843 167
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4 2 5

Property Type: House
Land Size: 940 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$780,000
Median House Price
22/11/2022 - 21/11/2023: \$609,500

Comparable Properties



5 Gelbray St ASCOT 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$800,000
Method: Private Sale
Date: 22/11/2022
Property Type: House
Land Size: 700 sqm approx



39 Weeks Rd ASCOT 3551 (REI/VG)

Agent Comments

4 2 4

Price: \$785,000
Method: Private Sale
Date: 23/08/2022
Property Type: House
Land Size: 755 sqm approx



30 Garden Dr EPSOM 3551 (REI)

Agent Comments

4 2 4

Price: \$760,000
Method: Private Sale
Date: 03/11/2023
Property Type: House
Land Size: 800 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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