
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

55 Fisher Parade, Ascot Vale, VIC 3032

INDICATIVE SELLING PRICE

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

Range Between \$920,000 & \$980,000

MEDIAN SALE PRICE

Median price \$1,050,000 | House | Ascot Vale (3032)

Period - From 1 May 2017 to 12 September 2017 | Source - RP Data

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
17/4-12 FISHER PDE, ASCOT VALE VIC 3032	\$950,500	08/04/2017
92 LANGS RD, ASCOT VALE VIC 3032	\$950,000	01/07/2017
32 LANGS RD, ASCOT VALE VIC 3032	\$980,000	12/08/2017