

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 13 Nairn Avenue, ASCOT VALE 3032

House



4 beds



2 baths



2 parking

### Indicative selling price

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

## Range from \$1,450,000 - \$1,595,000

### Median sale price

Median **House** for **ASCOT VALE** for period **May 2017 - Jul 2017**  
Sourced from **Pricefinder**.

## \$1,250,000

### 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 the most comparable to the property for sale.


**33 Fenton Street,** Price **\$1,750,000** Sold 17 June 2017  
Ascot Vale 3032

**126 St Leonards Road,** Price **\$1,350,000** Sold 09 May 2017  
Ascot Vale 3032

**11 Milton Street,** Price **\$1,400,000** Sold 09 June 2017  
Ascot Vale 3032

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 **Tony Errichiello**  
Raine and Horne

03 9370 3333  
040 7563 834

[tony.errichiello@ascotvale.rh.com.au](mailto:tony.errichiello@ascotvale.rh.com.au)

**Raine&Horne**

**Raine & Horne Ascot Vale**

224 Union Road,  
Ascot Vale VIC 3032