

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/230 ASCOT VALE ROAD, ASCOT VALE,

1 1 1

Indicative Selling Price

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

Price Range: **\$250,000 to \$275,000**

Provided by: Natasha Roddick, Hodges Ascot Vale

MEDIAN SALE PRICE



ASCOT VALE, VIC, 3032

Suburb Median Sale Price (Unit)

\$560,000

01 October 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3/7 DARTFORD ST, FLEMINGTON, VIC 3031

1 1 1

Sale Price

***\$270,000**

Sale Date: 16/12/2017

Distance from Property: 777m



7/106 ASCOT VALE RD, FLEMINGTON, VIC

1 1 1

Sale Price

***\$259,000**

Sale Date: 17/09/2017

Distance from Property: 778m



8/28 HOPETOUN ST, MOONEE PONDS, VIC

1 1 1

Sale Price

***\$275,000**

Sale Date: 27/10/2017

Distance from Property: 1.4km



This report has been compiled on 01/02/2018 by Hodges Ascot Vale. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/230 ASCOT VALE ROAD, ASCOT VALE, VIC 3032

Indicative selling price

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

Price Range: \$250,000 to \$275,000

Median sale price

Median price

\$560,000

House

Unit

X

Suburb

ASCOT VALE

Period

01 October 2017 to 31 December 2017

Source

pricfinder

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 |
|---|------------|--------------|
| 3/7 DARTFORD ST, FLEMINGTON, VIC 3031 | *\$270,000 | 16/12/2017 |
| 7/106 ASCOT VALE RD, FLEMINGTON, VIC 3031 | *\$259,000 | 17/09/2017 |
| 8/28 HOPETOUN ST, MOONEE PONDS, VIC 3039 | *\$275,000 | 27/10/2017 |