

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	17 Aspect Av ASCOT VALE 3032	\$1,240,000	21/02/2017
2	8 The Grove ASCOT VALE 3032	\$1,123,100	01/04/2017
3	1/23a Gladstone St MOONEE PONDS 3039	\$1,070,000	13/04/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 2 2

Rooms:
Property Type: Townhouse
(Single)

Agent Comments

Brand New architecturally designed townhouse.

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
Year ending June 2017: \$1,300,000

Comparable Properties



17 Aspect Av ASCOT VALE 3032 (REI/VG)

4 3 2

Price: \$1,240,000
Method: Private Sale
Date: 21/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 142 sqm approx

Agent Comments

Positioned in the new Ascot Chase Estate. Overall size of home larger however Waverley Street a more detailed design and in a superior location.



8 The Grove ASCOT VALE 3032 (REI)

3 2 1

Price: \$1,123,100
Method: Auction Sale
Date: 01/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 158 sqm approx

Agent Comments

Both properties offer similar accommodation however Waverley Street is a brand new build.



1/23a Gladstone St MOONEE PONDS 3039 (REI/VG)

3 2 1

Price: \$1,070,000
Method: Private Sale
Date: 13/04/2017
Rooms: -
Property Type: Townhouse (Single)

Agent Comments

Both properties have their own unique features but very similar in terms of accommodation and both properties are brand new. Waverley Street a more spacious build and user friendly floor plan.