



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/232 Ascot Vale Road, ASCOT VALE 3032

Indicative selling price

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

Range \$295,000 - \$324,500

Median sale price

Median **House** for **ASCOT VALE** for period **Apr 2017 - Jun 2017**

Sourced from **Pricefinder**.

\$525,000

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.

4/133 Epsom Road,
Ascot Vale 3032

Price **\$301,500** Sold 07
October 2017

12/25 Gladstone Street,
Moonee Ponds 3039

Price **\$335,000** Sold 27 July
2017

4/342 Ascot Vale Road,
Moonee Ponds 3039

Price **\$298,000** Sold 01 July
2017

Additional Information

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.

House



1 beds



1 baths



1 parking

Contact agents



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