

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

7 North Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,245,000 Property Type House Suburb Ascot Vale

Period - From 01/01/2021 to 31/03/2021 Source REIV

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 | 47 Hockey La ASCOT VALE 3032 | \$1,160,000 | 24/04/2021 |
| 2 | 4/1 Moonee St ASCOT VALE 3032 | \$1,145,000 | 09/04/2021 |
| 3 | 2/2 Rankins Rd KENSINGTON 3031 | \$1,110,000 | 12/12/2020 |

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.~~

This Statement of Information was prepared on:

27/05/2021 10:04



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2021: \$1,245,000

Comparable Properties



47 Hockey La ASCOT VALE 3032 (REI)

Agent Comments

3 2 2

Price: \$1,160,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Townhouse (Res)



4/1 Moonee St ASCOT VALE 3032 (REI)

Agent Comments

3 3 2

Price: \$1,145,000
Method: Private Sale
Date: 09/04/2021
Property Type: Townhouse (Single)



2/2 Rankins Rd KENSINGTON 3031 (REI/VG)

Agent Comments

3 2 1

Price: \$1,110,000
Method: Auction Sale
Date: 12/12/2020
Property Type: Townhouse (Res)