

## 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

57 The Parade, Ascot Vale Vic 3032

#### Indicative selling price

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

Range between

\$1,900,000

&

\$2,090,000

#### Median sale price

Median price

\$1,210,000

House

X

Unit

Suburb

Ascot Vale

Period - From

01/10/2017

to

31/12/2017

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	7 Byron St MOONEE PONDS 3039	\$2,050,000	21/10/2017
2	15 Daisy St ESSENDON 3040	\$1,910,000	25/11/2017
3	31 Moonee St ASCOT VALE 3032	\$1,900,000	23/09/2017

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   
  1   
  1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 492 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,900,000 - \$2,090,000  
**Median House Price**  
 December quarter 2017: \$1,210,000

## Comparable Properties



7 Byron St MOONEE PONDS 3039 (REI)

Agent Comments

 4   
  1   
  2

**Price:** \$2,050,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



15 Daisy St ESSENDON 3040 (REI)

Agent Comments

 4   
  3   
  3

**Price:** \$1,910,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 505 sqm approx



31 Moonee St ASCOT VALE 3032 (REI)

Agent Comments

 4   
  4   
  -

**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 23/09/2017  
**Rooms:** -  
**Property Type:** House