

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

4 SANDOWN ROAD ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Ascot Vale

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

| | | |
|---|-------------|-----------|
| 19 THE CRESCENT ASCOT VALE VIC 3032 | \$900,000 | 23-Feb-24 |
| 42 PARSONS STREET KENSINGTON VIC 3031 | \$1,080,000 | 23-Dec-23 |
| 3 FEDERATION STREET ASCOT VALE VIC 3032 | \$1,115,000 | 08-Nov-23 |

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 6 months.~~

This Statement of Information was prepared on: 15 April 2024



**19 THE CRESCENT ASCOT VALE
VIC 3032**

 2  1  1

Sold Price **\$900,000** Sold Date **23-Feb-24**

Distance **0.72km**



**42 PARSONS STREET
KENSINGTON VIC 3031**

 2  1  2

Sold Price **\$1,080,000** Sold Date **23-Dec-23**

Distance **1.37km**



**3 FEDERATION STREET ASCOT
VALE VIC 3032**

 2  1  1

Sold Price ^{RS} **\$1,115,000** Sold Date **08-Nov-23**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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