Harcourts Rata & Co

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/28 SANDOWN ROAD, ASCOT VALE, VIC 🕮 1 🕒 1







Indicative Selling Price

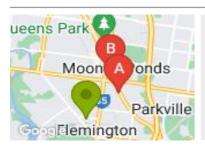
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$450,000 to \$499,999

Provided by: Michael Tomadakis, Harcourts Rata & Co

MEDIAN SALE PRICE



ASCOT VALE, VIC, 3032

Suburb Median Sale Price (Unit)

\$500,000

01 November 2023 to 31 January 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



109/8 NORTH ST, ASCOT VALE, VIC 3032







Sale Price

*\$450,000

Sale Date: 09/02/2024

Distance from Property: 1.1km







Sale Price \$475,000

Sale Date: 08/01/2024

Distance from Property: 1.5km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

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It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

1/28 SANDOWN ROAD, ASCOT VALE, VIC 3032

Indicative selling price

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

Price Range: \$450,000 to \$499,999

Median sale price

Median price	\$500,000	Property type	Unit		Suburb	ASCOT VALE
Period	01 November 2023 to 31 January 2024		Source	pricefinder		

Comparable property sales

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.

Address of comparable property	Price	Date of sale	
109/8 NORTH ST, ASCOT VALE, VIC 3032	*\$450,000	09/02/2024	
405/525 MT ALEXANDER RD, MOONEE PONDS, VIC 3039	\$475,000	08/01/2024	

This Statement of Information was prepared on:

06/03/2024

