

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

203/51 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

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Mar 2023

to

29 Feb 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

9/24 MIDDLE STREET ASCOT VALE VIC 3032	\$646,000	03-Feb-24
201/26 LEONARD CRESCENT ASCOT VALE VIC 3032	\$615,000	21-Dec-23
404/8 NORTH STREET ASCOT VALE VIC 3032	\$639,000	10-Dec-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 March 2024



9/24 MIDDLE STREET ASCOT VALE VIC 3032 Sold Price

\$646,000 Sold Date **03-Feb-24**

 2  1  1

Distance **1.09km**



**201/26 LEONARD CRESCENT
ASCOT VALE VIC 3032**

Sold Price

\$615,000 Sold Date **21-Dec-23**

 2  2  -

Distance **0.96km**



**404/8 NORTH STREET ASCOT
VALE VIC 3032**

Sold Price

\$639,000 Sold Date **10-Dec-23**

 2  2  1

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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