

# 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

27 Regent Street, 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 \$2,850,000 & \$3,050,000

### Median sale price

Median price \$1,382,500 Property Type House Suburb Ascot Vale

Period - From 26/07/2022 to 25/07/2023 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	13 Sydenham St MOONEE PONDS 3039	\$3,280,000	15/02/2023
2	23 Rankins Rd KENSINGTON 3031	\$2,720,000	21/04/2023
3			

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:

26/07/2023 10:20



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 459 sqm approx

**Agent Comments**

Contemporary residence to the highest of standards offering 4 bedrooms, 3 bathrooms, 2 car garage

**Indicative Selling Price**

\$2,850,000 - \$3,050,000

**Median House Price**

26/07/2022 - 25/07/2023: \$1,382,500

## Comparable Properties



**13 Sydenham St MOONEE PONDS 3039 (REI)**

**Agent Comments**



Superior land size, inferior internal quality, one extra bedroom, one less bathroom

**Price:** \$3,280,000  
**Method:** Private Sale  
**Date:** 15/02/2023  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 550 sqm approx



**23 Rankins Rd KENSINGTON 3031 (REI/VG)**

**Agent Comments**



Inferior land size and internal m2

**Price:** \$2,720,000  
**Method:** Private Sale  
**Date:** 21/04/2023  
**Property Type:** House (Res)  
**Land Size:** 286 sqm approx

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.