

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 CONBOY COURT ASCOT VIC 3551

Indicative selling price

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

Single Price

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

House

Suburb

Ascot

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2 DEMIJOHN COURT HUNTLY VIC 3551	\$945,000	29-Jan-24
9 CONBOY COURT ASCOT VIC 3551	\$949,500	15-Feb-22
1 MELITA COURT ASCOT VIC 3551	\$820,000	01-Sep-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 July 2024


2 DEMIJOHN COURT HUNTLY VIC 3551

 Sold Price **\$945,000** Sold Date **29-Jan-24**
 4  2  2

 Distance **2.32km**

9 CONBOY COURT ASCOT VIC 3551

 Sold Price **\$949,500** Sold Date **15-Feb-22**
 5  2  2

 Distance **0.07km**

1 MELITA COURT ASCOT VIC 3551

 Sold Price **\$820,000** Sold Date **01-Sep-22**
 4  2  2

 Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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