

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

7/1a Sandown Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$845,500 Property Type Townhouse Suburb Ascot Vale

Period - From 07/05/2023 to 06/05/2024 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	1A/33 Fisher Pde ASCOT VALE 3032	\$870,000	20/03/2024
2	1/26 Sandown Rd ASCOT VALE 3032	\$867,000	23/02/2024
3	4/16 Fisher Pde ASCOT VALE 3032	\$828,000	16/03/2024

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:

07/05/2024 12:56

7/1a Sandown Road, Ascot Vale Vic 3032



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Townhouse Price

07/05/2023 - 06/05/2024: \$845,500

Comparable Properties



1A/33 Fisher Pde ASCOT VALE 3032 (REI)

2 2 1

Price: \$870,000

Method: Private Sale

Date: 20/03/2024

Property Type: Apartment

Agent Comments

One less bedroom and bathroom however slightly superior fittings and location deem a similar listing.



1/26 Sandown Rd ASCOT VALE 3032 (REI)

3 1 2

Price: \$867,000

Method: Sold Before Auction

Date: 23/02/2024

Property Type: Townhouse (Res)

Agent Comments



4/16 Fisher Pde ASCOT VALE 3032 (REI)

3 3 2

Price: \$828,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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