

# 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 Burton Crescent, 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 \$1,550,000 & \$1,650,000

### Median sale price

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

Period - From 29/06/2022 to 28/06/2023 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	54 Shields St FLEMINGTON 3031	\$1,500,000	05/05/2023
2			
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: 29/06/2023 12:20



**Property Type:** House

**Land Size:** 121 sqm approx

**Agent Comments**

Architectural residence spread over 4 levels. Three bedrooms, 3 bathrooms, home office, sitting room, huge open plan living with city skyline views and lock up garage

## Comparable Properties



**54 Shields St FLEMINGTON 3031 (REI/VG)**



**Agent Comments**

Terrace home, inferior

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 05/05/2023

**Property Type:** House (Res)

**Land Size:** 148 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.