

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 Nairn Avenue, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,380,000 Property Type House Suburb Ascot Vale

Period - From 01/07/2022 to 30/06/2023 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.

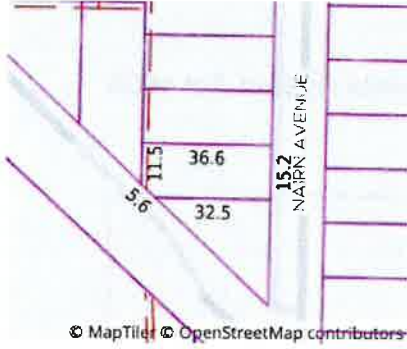
	Address of comparable property	Price	Date of sale
1	7 Cheffers St MOONEE PONDS 3039	\$1,860,000	30/08/2023
2	1 Clissold St ASCOT VALE 3032	\$1,600,000	04/05/2023
3	21 Archer Av ASCOT VALE 3032	\$1,544,000	16/09/2023

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: 27/09/2023 18:08

7 Nairn Avenue, Ascot Vale Vic 3032



Rooms: 5
Property Type: House
Land Size: 611.04 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
Year ending June 2023: \$1,380,000

Comparable Properties



7 Cheffers St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,860,000
Method: Private Sale
Date: 30/08/2023
Property Type: House



1 Clissold St ASCOT VALE 3032 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Sold Before Auction
Date: 04/05/2023
Property Type: House (Res)
Land Size: 468 sqm approx



21 Archer Av ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,544,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 540 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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