

## 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

8/26 SANDOWN ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,500

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

607/255 RACECOURSE ROAD KENSINGTON VIC 3031	\$665,000	10-Oct-23
314/8 NORTH STREET ASCOT VALE VIC 3032	\$685,000	24-Apr-24
6/26 SANDOWN ROAD ASCOT VALE VIC 3032	\$690,000	16-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 04 June 2024



**607/255 RACECOURSE ROAD  
KENSINGTON VIC 3031**

 2  2  1

Sold Price

**\$665,000**

Sold Date

**10-Oct-23**

Distance

**1.38km**



**314/8 NORTH STREET ASCOT  
VALE VIC 3032**

 2  2  1

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date

**24-Apr-24**

Distance

**1.11km**



**6/26 SANDOWN ROAD ASCOT  
VALE VIC 3032**

 2  2  1

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**16-Mar-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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