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	4/11 Walter Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price $499,000

Median sale price

Median price $570,000 Property Type Unit 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	6/11 Newhall Av MOONEE PONDS 3039	$553,000	21/04/2023
2	2/7 Flower St ESSENDON 3040	$535,000	09/04/2023
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: 17/08/2023 09:55

4/11 Walter Street, Ascot Vale Vic 3032



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$499,000
Median Unit Price
Year ending June 2023: $570,000

Comparable Properties



6/11 Newhall Av MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: $553,000
Method: Private Sale
Date: 21/04/2023
Property Type: Unit

Agent Comments



2/7 Flower St ESSENDON 3040 (REI/VG)

2 1 1

Price: $535,000
Method: Sold Before Auction
Date: 09/04/2023
Property Type: Apartment

Agent Comments

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.

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

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