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	40 Francis Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $865,000 & $950,000

Median sale price

Median price $980,000 Property Type House Suburb Ascot Vale

Period - From 01/07/2019 to 30/09/2019 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	30 Bloomfield Rd ASCOT VALE 3032	$980,000	31/08/2019
2	39 Regent St ASCOT VALE 3032	$965,000	16/11/2019
3	29 South St ASCOT VALE 3032	$875,000	11/06/2019

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: 18/11/2019 12:50

40 Francis Street, Ascot Vale Vic 3032

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2 1 0

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$865,000 - $950,000
Median House Price
September quarter 2019: $980,000

Comparable Properties



30 Bloomfield Rd ASCOT VALE 3032 (REI)

2 1 -

Price: $980,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)

Agent Comments



39 Regent St ASCOT VALE 3032 (REI)

2 1 -

Price: $965,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)

Agent Comments



29 South St ASCOT VALE 3032 (REI)

2 1 -

Price: $875,000
Method: Private Sale
Date: 11/06/2019
Property Type: House
Land Size: 199 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.