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	6/11 Sandown Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $850,000 & $930,000

Median sale price

Median price $885,000 Property Type Townhouse Suburb Ascot Vale

Period - From 06/09/2022 to 05/09/2023 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	4/33 Sandown Rd ASCOT VALE 3032	$930,000	04/04/2023
2	13/4-12 Fisher Pde ASCOT VALE 3032	$915,000	22/12/2022
3	3/77 Epsom Rd ASCOT VALE 3032	$880,000	02/11/2022

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: 06/09/2023 10:32

6/11 Sandown Road, Ascot Vale Vic 3032



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Property Type:
Agent Comments

Indicative Selling Price
$850,000 - $930,000
Median Townhouse Price
06/09/2022 - 05/09/2023: $885,000

Comparable Properties



4/33 Sandown Rd ASCOT VALE 3032 (REI/VG)

3 2 2

Agent Comments

Price: $930,000
Method: Private Sale
Date: 04/04/2023
Property Type: Townhouse (Single)



13/4-12 Fisher Pde ASCOT VALE 3032 (REI)

3 2 2

Agent Comments

Price: $915,000
Method: Private Sale
Date: 22/12/2022
Property Type: Townhouse (Single)



3/77 Epsom Rd ASCOT VALE 3032 (REI/VG)

3 2 2

Agent Comments

Price: $880,000
Method: Private Sale
Date: 02/11/2022
Property Type: Townhouse (Single)

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

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