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	1/11 SANDOWN ROAD ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$950,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$612,000	Property type	Unit	Suburb	Ascot Vale
Period-from	01 Feb 2023	to	31 Jan 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
6/11 SANDOWN ROAD ASCOT VALE VIC 3032	$935,000	07-Oct-23
4/33 SANDOWN ROAD ASCOT VALE VIC 3032	$930,000	04-Apr-23
4/120 NEWMAN STREET KENSINGTON VIC 3031	$1,000,000	29-Oct-22

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: 21 February 2024

Alex Puglia
M 0458393162
E alex.puglia@belleproperty.com



6/11 SANDOWN ROAD ASCOT VALE VIC 3032

3 2 2

Sold Price **$935,000** Sold Date **07-Oct-23**

Distance **0.03km**



4/33 SANDOWN ROAD ASCOT VALE VIC 3032

3 2 2

Sold Price **$930,000** Sold Date **04-Apr-23**

Distance **0.16km**



4/120 NEWMAN STREET KENSINGTON VIC 3031

3 2 2

Sold Price **$1,000,000** Sold Date **29-Oct-22**

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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