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	2/27 Sandown Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $845,500 Property Type Townhouse Suburb Ascot Vale

Period - From 05/08/2023 to 04/08/2024 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	314/8 North St ASCOT VALE 3032	$685,000	24/04/2024
2	43B Epsom Rd ASCOT VALE 3032	$700,000	15/05/2024
3	6/26 Sandown Rd ASCOT VALE 3032	$690,000	16/03/2024

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: 05/08/2024 14:21

2/27 Sandown Road, Ascot Vale Vic 3032



2 2 1

Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Townhouse Price
05/08/2023 - 04/08/2024: $845,500

Comparable Properties

314/8 North St ASCOT VALE 3032 (REI)

2 2 1

Agent Comments

Price: $685,000
Method:
Date: 24/04/2024
Property Type: Townhouse (Single)

43B Epsom Rd ASCOT VALE 3032 (REI)

2 1 1

Agent Comments

Price: $700,000
Method:
Date: 15/05/2024
Property Type: Townhouse (Single)

6/26 Sandown Rd ASCOT VALE 3032 (VG)

2 - -

Agent Comments

Price: $690,000
Method: Sale
Date: 16/03/2024
Property Type: Flat/Unit/Apartment (Res)

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

REIV THE DIFFERENCE | propertydata.com.au

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