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	35 ARCHER AVENUE, ASCOT VALE, VIC 3032

Indicative selling price

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

Range between $890,000 & $970,000

Median sale price

Median price	$1,275,000	Property type	*House*	Suburb	ASCOT VALE
Period - From	01 January 2020	to	31 December 2020	Source	Price Finder

Comparable property sales

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
20 HARMONY RD, ASCOT VALE, VIC 3032	$990,000	16/12/2020
10 DONCASTER ST, ASCOT VALE, VIC 3032	$1,057,500	11/12/2020
51 BROWN AVE, ASCOT VALE, VIC 3032	$1,015,000	20/02/2021

This Statement of Information was prepared on: 07/06/2021