# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb or locality and postcode | 13 Nairn Avenue, Ascot Vale, VIC 3032 |

## Indicative selling price

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

| | | | |
|---|---|---|---|
| Range between | $1,370,000 | & | $1,470,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,446,000 | House | x | Suburb or locality | Ascot Vale |
| Period - From | 01/01/2024 | to | 31/03/2024 | 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 | $ | |
| 2 | $ | |
| 3 | $ | |

**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: 14/06/2024 14:16