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	28 Retreat Drive, Ascot Vale Vic 3032

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,370,000 Property Type House Suburb Ascot Vale

Period - From 01/07/2023 to 30/06/2024 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	16 Sanctuary Way ASCOT VALE 3032	$2,210,000	23/02/2024
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: 23/09/2024 15:43

28 Retreat Drive, Ascot Vale Vic 3032

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4 2 2

Property Type: House (Res)

Agent Comments

Carter Grange home, 4 bed, 2 bath, study, gym, open plan living, upstairs living, double garage plus workshop

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending June 2024: $1,370,000

Comparable Properties



16 Sanctuary Way ASCOT VALE 3032 (REI/VG)

5 3 3

Price: $2,210,000
Method: Sold Before Auction
Date: 23/02/2024
Property Type: House
Land Size: 375 sqm approx

Agent Comments

Additional bedroom & car space, similar condition, same proximity. Double story

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.

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