

STATEMENT OF INFORMATION

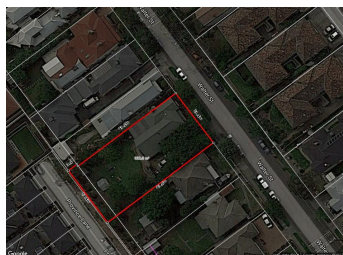
84 WALTER STREET, ASCOT VALE, VIC 3032

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



84 WALTER STREET, ASCOT VALE, VIC

3 - -

Indicative Selling Price

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

Price Range: \$2,150,000 to \$2,350,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



ASCOT VALE, VIC, 3032

Suburb Median Sale Price (House)

\$987,500

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



22 FRANCIS ST, ASCOT VALE, VIC 3032

4 3 2

Sale Price

Price Withheld

Sale Date: 24/06/2017

Distance from Property: 1.2km



196 PASCOE VALE RD, MOONEE PONDS, VIC

3 1 3

Sale Price

***\$2,245,000**

Sale Date: 27/05/2017

Distance from Property: 2.4km



7 OVERMAN CRT, ESSENDON, VIC 3040

4 2 2

Sale Price

***\$2,200,000**

Sale Date: 10/02/2017

Distance from Property: 2.7km



This report has been compiled on 29/06/2017 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

84 WALTER STREET, ASCOT VALE, VIC 3032

Indicative selling price

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

Price Range:

\$2,150,000 to \$2,350,000

Median sale price

Median price

\$987,500

House

X

Unit

Suburb

ASCOT VALE

Period

01 April 2016 to 31 March 2017

Source


pricfinder

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
22 FRANCIS ST, ASCOT VALE, VIC 3032	Price Withheld	24/06/2017
196 PASCOE VALE RD, MOONEE PONDS, VIC 3039	*\$2,245,000	27/05/2017
7 OVERMAN CRT, ESSENDON, VIC 3040	*\$2,200,000	10/02/2017