STATEMENT OF INFORMATION
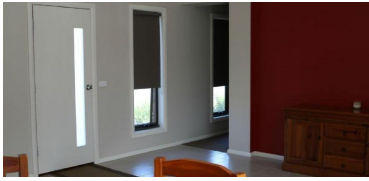
9 TRIPLETT AVENUE, ASCOT, VIC 3551

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS

Bendigo Property Plus

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980
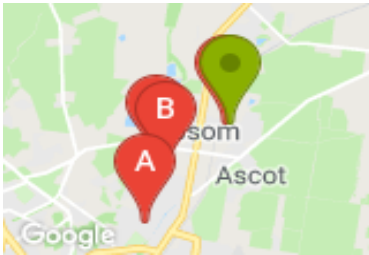
9 TRIPLETT AVENUE, ASCOT, VIC 3551

🛏 2   🛁 1   🚗 1

Indicative Selling Price

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

Price Range: **$275,000 to $290,000**

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE

ASCOT, VIC, 3551

Suburb Median Sale Price (House)

$400,000

01 July 2018 to 30 June 2019

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

11/107 ST KILLIAN ST, WHITE HILLS, VIC 3550

🛏 2   🛁 1   🚗 1

Sale Price

*$265,000

Sale Date: 14/06/2019

Distance from Property: 3.6km **A**

4 MANNA GUM DR, EPSOM, VIC 3551

🛏 2   🛁 2   🚗 1

Sale Price

$279,500

Sale Date: 13/07/2018

Distance from Property: 2.2km **B**

8 DEHARL CRT, ASCOT, VIC 3551

🛏 3   🛁 2   🚗 2

Sale Price

$292,000

Sale Date: 16/03/2019

Distance from Property: 89m **C**

Bendigo Property Plus

6/55 MANNA GUM DR, EPSOM, VIC 3551

🛏 3   🚿 1   🚗 2

Sale Price

$282,500

Sale Date: 15/03/2019

Distance from Property: 2.3km

D

Statement of Information
Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	9 TRIPLETT AVENUE, ASCOT, VIC 3551

Indicative selling price

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

Price Range:	$275,000 to $290,000

Median sale price

Median price	$400,000	House	X	Unit		Suburb	ASCOT
Period	01 July 2018 to 30 June 2019			Source		pricefinder	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
11/107 ST KILLIAN ST, WHITE HILLS, VIC 3550	*$265,000	14/06/2019
4 MANNA GUM DR, EPSOM, VIC 3551	$279,500	13/07/2018
8 DEHARL CRT, ASCOT, VIC 3551	$292,000	16/03/2019

CONSUMER AFFAIRS VICTORIA

6/55 MANNA GUM DR, EPSOM, VIC 3551	$282,500	15/03/2019