

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

20 Bank Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$970,000 & \$1,045,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Ascot Vale

Period - From 01/01/2019 to 31/12/2019 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	40 Francis St ASCOT VALE 3032	\$1,115,000	05/12/2019
2	39 Regent St ASCOT VALE 3032	\$965,000	16/11/2019
3	23 Addison St MOONEE PONDS 3039	\$953,000	08/02/2020

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:

21/02/2020 11:27

20 Bank Street, Ascot Vale Vic 3032



Property Type: House

Agent Comments

Indicative Selling Price

\$970,000 - \$1,045,000

Median House Price

Year ending December 2019: \$1,160,000

Comparable Properties



40 Francis St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,115,000

Method: Sold Before Auction

Date: 05/12/2019

Property Type: House (Res)



39 Regent St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$965,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)



23 Addison St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$953,000

Method: Auction Sale

Date: 08/02/2020

Rooms: 3

Property Type: Apartment

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.