

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

4/77 WALTER STREET ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$439,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

15/237-239 ASCOT VALE ROAD ASCOT VALE VIC 3032	\$455,000	10-Dec-22
1/197-199 MARIBYRNONG ROAD ASCOT VALE VIC 3032	\$390,000	20-Feb-23
21/9 MILTON STREET ASCOT VALE VIC 3032	\$560,000	19-Oct-22

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 6 months.

This Statement of Information was prepared on: 11 April 2023

**15/237-239 ASCOT VALE ROAD
ASCOT VALE VIC 3032**

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Sold Price **\$455,000** Sold Date **10-Dec-22**Distance **1.37km****1/197-199 MARIBYRNONG ROAD
ASCOT VALE VIC 3032**

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Sold Price **\$390,000** Sold Date **20-Feb-23**Distance **0.42km****21/9 MILTON STREET ASCOT VALE
VIC 3032**

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Sold Price **\$560,000** Sold Date **19-Oct-22**Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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