

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

PROPERTY: 7/115 THE PARADE, 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 \$*----- or range between \$*500,000.00 & \$510,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$527,500.00 *House ----- *Unit X Suburb ASCOT VALE
Period - From 01 JAN 2017 to 31 DEC 2017 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

| Address of comparable property | Price | Date of sale |
|--|--------------|----------------|
| 1. 9/6 ORMOND ROAD, ASCOT VALE VIC 3032 | \$520,000.00 | 02 / 12 / 2017 |
| 2. 7/97-99 EPSOM ROAD, ASCOT VALE VIC 3032 | \$470,000.00 | 13 / 12 / 2017 |
| 3. 1/48 SCOTIA STREET, MOONEE PONDS VIC 3039 | \$495,000.00 | 24 / 02 / 2018 |

OR

~~B* **Either** 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*.~~

~~Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

(*Delete as applicable)