





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 1 FAIRWAY DRIVE, ASCOT, VIC 3551







**Indicative Selling Price** 

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

**Price Range:** 

\$450,000 to \$495,000

# **MEDIAN SALE PRICE**



# ASCOT, VIC, 3551

**Suburb Median Sale Price (House)** 

\$345,000

01 October 2016 to 30 September 2017

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.



## 50 GOLF COURSE RD, ASCOT, VIC 3551







Sale Price

\$440,000

Sale Date: 17/02/2017

Distance from Property: 838m





#### 3 MCCONNACHIE CRT, ASCOT, VIC 3551







**Sale Price** 

\$480,000

Sale Date: 27/06/2017

Distance from Property: 768m





6 GARDEN DR, EPSOM, VIC 3551







**Sale Price** 

\$455,000

Sale Date: 04/05/2017

Distance from Property: 1.6km



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

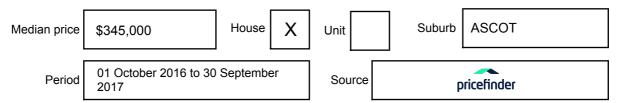
Address Including suburb and postcode	1 FAIRWAY DRIVE, ASCOT, VIC 3551
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#### Indicative selling price

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

Price Range: \$450,000 to \$495,000

## Median sale price



### 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
50 GOLF COURSE RD, ASCOT, VIC 3551	\$440,000	17/02/2017
3 MCCONNACHIE CRT, ASCOT, VIC 3551	\$480,000	27/06/2017
6 GARDEN DR, EPSOM, VIC 3551	\$455,000	04/05/2017