



STATEMENT OF INFORMATION

1 FAIRWAY DRIVE, ASCOT, VIC-3551

PREPARED BY BENDIGO REAL ESTATE, 58 QUEEN STREET BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 FAIRWAY DRIVE, ASCOT, VIC 3551

 4  2  4

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: 

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

 3  2  2

Sale Price

\$440,000

Sale Date: 17/02/2017

Distance from Property: 838m



3 MCCONNACHIE CRT, ASCOT, VIC 3551

 4  2  2

Sale Price

\$480,000

Sale Date: 27/06/2017

Distance from Property: 768m



6 GARDEN DR, EPSOM, VIC 3551

 4  2  2

Sale Price

\$455,000

Sale Date: 04/05/2017

Distance from Property: 1.6km



This report has been compiled on 21/11/2017 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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

Median price \$345,000

House

Unit

Suburb ASCOT

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

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