

45 Howard Street, Ascot Vic 3551



Rooms:
Property Type: Land
Land Size: 720 sqm approx
Agent Comments

Indicative Selling Price
\$445,000 - \$475,000
Median House Price
Year ending March 2017: \$370,000

Comparable Properties



4 Parkdale CI WHITE HILLS 3550 (REI/VG)

Agent Comments



Price: \$443,500
Method: Private Sale
Date: 12/12/2016
Rooms: 8
Property Type: House
Land Size: 708 sqm approx



44 Londonderry Way EPSOM 3551 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 16/02/2016
Rooms: -
Property Type: House
Land Size: 850 sqm approx

12 Lorikeet Av EPSOM 3551 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 04/05/2016
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 813 sqm approx

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

45 Howard Street, Ascot Vic 3551

Indicative selling price

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

Range between

\$445,000

&

\$475,000

Median sale price

Median price \$370,000

House X

Suburb or locality Ascot

Period - From 01/04/2016

to 31/03/2017

Source REIV

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 |
|--------------------------------|-----------|--------------|
| 4 Parkdale CI WHITE HILLS 3550 | \$443,500 | 12/12/2016 |
| 44 Londonderry Way EPSOM 3551 | \$405,000 | 16/02/2016 |
| 12 Lorikeet Av EPSOM 3551 | \$400,000 | 04/05/2016 |