

# 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 or  
locality and postcode

Lots 1,2,3,8,15,16 and 17 Argyle Park Estate Ascot - Villawood

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price \$\*  or range between \$\*125,000 & \$135,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$155,000 \*House  \*unit  Suburb or locality Ascot

Period - From 14.1.16 to 30.6.17 Source Price Finder

### 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	14 Hereford Drive Ascot	\$132,000	18.4.16
2	25 Weeks Road Ascot	\$135,000	20.9.16
3	6 Bristol Way Ascot	\$131,000	6.2.17

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)

# 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 or locality and postcode

Lots 5 Argyle Park Estate Ascot - Villawood

### Indicative selling price

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

Single price \$\*  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*unit  Suburb or locality

Period - From  to  Source

### 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
25 Weeks Rd Ascot	\$155,000	20.4.17
4 Weeks Rd Ascot	\$146,000	18.4.17
2 Gelbray Street Ascot	\$150,000	27.4.17

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)

# 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 or locality and postcode

Lots 4,6,7,11,12 and 13 Argyle Park Estate Ascot - Villawood
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### Indicative selling price

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

Single price \$\*  or range between \$\*135,000 & \$145,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$155,000 \*House  \*unit  Suburb or locality Ascot

Period - From 14.1.16 to 30.6.17 Source Price Finder

### 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
4 Bristol Way Ascot	\$145,000	18.1.17
1 Bristol Way Ascot	\$145,000	7.11.16
5 Gelbray Street Ascot	\$137,000	19.6.16

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)