
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 OFFERED FOR SALE

33 Fenton Street, Ascot Vale, VIC 3032

INDICATIVE SELLING PRICE

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

Range Between \$1,600,000 & \$1,760,000

MEDIAN SALE PRICE

Median price \$1,292,000 | House | Ascot Vale (3032)

Period - From 1 November 2016 to 1 May 2017 | Source - PDOL

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
13 WIGTON ST, ASCOT VALE VIC 3032	\$1,665,000	26/11/2016
35 BROWN AVE, ASCOT VALE VIC 3032	\$1,720,000	29/04/2017
871 PARK ST, BRUNSWICK WEST VIC 3055	\$1,660,000	28/03/2017