

## 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

Lot 1/16 Triplett Avenue, Ascot Vic 3551

**Indicative selling price**

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

Range between \$80,000

&amp;

\$88,000

**Median sale price**

Median price \$355,000

House

X

Unit

Suburb or locality Ascot

Period - From 01/01/2018

to 31/12/2018

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1		
2		
3		

OR

**B\*** 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 eighteen months.

Lot 1/16 Triplett Avenue, Ascot Vic 3551



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**Rooms:**

**Property Type:** Land

**Land Size:** 273 sqm approx

Agent Comments

**Indicative Selling Price**

\$80,000 - \$88,000

**Median House Price**

Year ending December 2018: \$355,000

## Comparable Properties

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 eighteen months.