

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Ferguson Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,245,000

House

X

Unit

Suburb

Ascot Vale

Period - From 01/10/2018

to 31/12/2018

Source REIV

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

~~A* These are the three properties sold within 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
1		
2		
3		

OR

B* 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.



Rooms:
Property Type: House (Res)

Agent Comments

Fully renovated Double Front Victorian home

Indicative Selling Price

\$1,200,000

Median House Price

December quarter 2018: \$1,245,000

Comparable Properties



22 Dean St MOONEE PONDS 3039 (REI)



Price: \$1,190,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)

Agent Comments

similar size home but on a main road. Did have car parking



69 Darling St MOONEE PONDS 3039 (REI)



Price: \$1,180,000
Method: Auction Sale
Date: 09/02/2019
Rooms: -
Property Type: House (Res)

Agent Comments

Larger block, better street but not renovated. Very average condition.

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.