

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

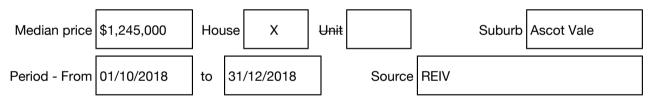
19 Ferguson Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$1,200,000

Median sale price



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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Brad Airs





Rooms: Property Type: House (Res) Agent Comments Fully renovated Double Front Victorian home 8378 0500 0414 594 884 bradairs@jelliscraig.com.au

Indicative Selling Price \$1,200,000 Median House Price December quarter 2018: \$1,245,000

Comparable Properties

22 Dean St MOONEE PONDS 3039 (REI) 4 2 2 1 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) 3 1 2 - 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.

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