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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

55 Ascot Street Ascot Vale VIC 3032

 3  1  2

## Indicative Selling Price

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

Range between \$1,100,000 & \$1,200,000

## Median Sale Price

\$1,127,500 Houses in Ascot vale between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.





**2 Ascot Street Ascot Vale VIC 3032** Sold Price **\$1,230,000** Sold Date **28-Jul-18**  
 3  1  2 Distance **0.35km**



**18 Duncan Street Flemington VIC 3031** Sold Price **\$1,090,000** Sold Date **09-Sep-18**  
 3  1  4 Distance **0.39km**



**114 Epsom Road Ascot Vale VIC 3032** Sold Price **\$1,165,000** Sold Date **27-Jun-18**  
 3  1  3 Distance **1.01km**

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