# 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 and postcode

152 Taylor Street Ascot VIC 3551

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price \$750,000 or range & &	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$459,000	Property type		House		Suburb	Ascot
Period-from	01 Mar 2020	to	28 Feb 2	2021	Source		Corelogic

#### 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 18 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
85 Strickland Street Ascot VIC 3551	\$875,000	21-Oct-20
LOT 40 Oakridge Drive Huntly VIC 3551	\$720,000	22-Oct-20
8 Bluestone Street Huntly VIC 3551	\$690,000	04-Aug-20

#### OR

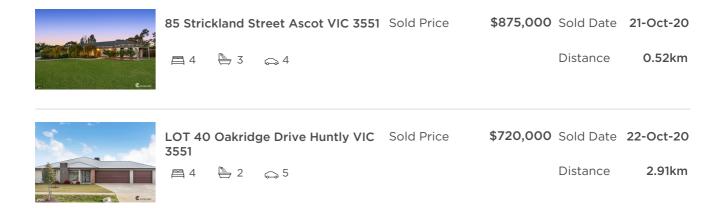
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 11 March 2021



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8 Bluestone Street Huntly VIC 3551 Sold Price

\$690,000 Sold Date 04-Aug-20

Distance

3.03km

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#### RS = Recent sale UN = Undisclosed Sale

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