



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4 Tchumlock Court, Ascot, VIC 3551

INDICATIVE SELLING PRICE

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

Range Between \$490,000 & \$515,000

MEDIAN SALE PRICE

Median price \$350,000 | House | Ascot (3551)

Period - From 1 July 2017 to 30 June 2018 | Source - Pricefinder

COMPARABLE PROPERTY SALES

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
54 STRICKLAND STREET, ASCOT VIC 3551	\$475,000	06/08/2018
11 PEAKE COURT, ASCOT VIC 3551	\$520,000	16/05/2018
1 FAIRWAY DRIVE, ASCOT VIC 3551	\$446,000	01/05/2018