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	2 Deharl Court 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~~		or range between	$565,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$472,500	Property type	House	Suburb	Ascot
Period-from	01 Jul 2020	to	30 Jun 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
95 Goynes Road Epsom VIC 3551	$560,000	20-Mar-21
13 Arinya Close Ascot VIC 3551	$572,500	09-Apr-21
105 Station Street Epsom VIC 3551	$600,000	19-Mar-21

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: 30 July 2021

CONSUMER AFFAIRS VICTORIA

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95 Goynes Road Epsom VIC 3551

3 2 2

Sold Price **$560,000** Sold Date **20-Mar-21**

Distance **1.93km**



13 Arinya Close Ascot VIC 3551

4 2 2

Sold Price **$572,500** Sold Date **09-Apr-21**

Distance **0.49km**



105 Station Street Epsom VIC 3551

4 2 2

Sold Price **$600,000** Sold Date **19-Mar-21**

Distance **0.84km**



64 Yellowgum Drive Epsom VIC 3551

4 2 2

Sold Price **$575,000** Sold Date **05-May-21**

Distance **0.71km**

RS = Recent sale **UN** = Undisclosed Sale

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