

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

81 Francis Street, Ascot Vale Vic 3032

Indicative selling price

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

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

Median sale price

Median price \$1,320,500 Property Type House Suburb Ascot Vale

Period - From 07/01/2021 to 06/01/2022 Source REIV

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.

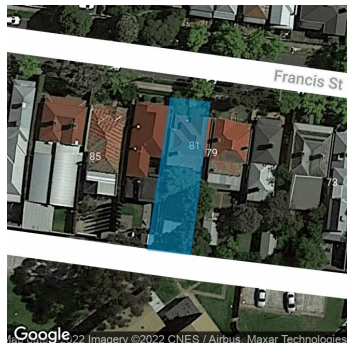
	Address of comparable property	Price	Date of sale
1	7 Sturt St FLEMINGTON 3031	\$1,060,000	13/11/2021
2	48 St Leonards Rd ASCOT VALE 3032	\$980,000	15/11/2021
3	26 Shields St FLEMINGTON 3031	\$950,000	03/12/2021

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.~~

This Statement of Information was prepared on:

07/01/2022 10:24



 3  1  1

Property Type: House

Agent Comments

Original double fronted Edwardian brick home.

Comparable Properties



7 Sturt St FLEMINGTON 3031 (REI)

 3  1  -

Price: \$1,060,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Agent Comments

Similar home in need of renovation. 81 Francis Street brick.



48 St Leonards Rd ASCOT VALE 3032 (REI)

 2  1  -

Price: \$980,000

Method: Private Sale

Date: 15/11/2021

Property Type: House

Agent Comments

Similar home in need of renovation.



26 Shields St FLEMINGTON 3031 (REI)

 2  1  1

Price: \$950,000

Method: Sold Before Auction

Date: 03/12/2021

Property Type: House (Res)

Agent Comments

Similar home in need of renovation. 81 Francis Street is in a superior location.