



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3/44 North Street,  
ASCOT VALE 3032**

### Indicative selling price

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

**Range \$390,000 - \$429,000**

### Median sale price

Median **Unit** for **ASCOT VALE** for period **Jul 2017 - Sep 2017**

Sourced from **REIV**.

**\$761,000**

### 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 the most comparable to the property for sale.

**4/44 North Street ,**  
Ascot Vale 3032

**Price \$462,000** Sold 06  
November 2017

**9/6 Ormond Road ,**  
Ascot Vale 3032

**Price \$520,000** Sold 02  
December 2017

**2/121 Wellington Street ,**  
Flemington 3031

**Price \$452,500** Sold 23  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.



Unit

2 beds

1 baths

1 parking

### Raine & Horne Ascot Vale

224 Union Road,  
Ascot Vale VIC 3032

### Contact agents



**Pat Latorre**  
Raine and Horne

03 9370 3333  
0408 882 223  
[pat.latorre@ascotvale.rh.com.au](mailto:pat.latorre@ascotvale.rh.com.au)



**George Errichiello**  
Raine and Horne

03 9370 3333  
0425 853 145  
[george.errichiello@ascotvale.rh.com.au](mailto:george.errichiello@ascotvale.rh.com.au)

**Raine & Horne.**