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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

2A Ash Court Ascot VIC 3551

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## Indicative Selling Price

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

Single Price \$185,000












## Median Sale Price

\$141,000 Lands in Ascot between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>156 Taylor Street Ascot VIC 3551</b>	Sold Price	<b>\$182,500</b>	Sold Date	<b>15-Sep-17</b>
	 -  -  2			Distance	<b>0.64km</b>
	<b>28-34 Myrtle Road Ascot VIC 3551</b>	Sold Price	<b>\$220,000</b>	Sold Date	<b>11-Jul-18</b>
	 3  2  -			Distance	<b>0.85km</b>
	<b>6 Holmes Road Huntly VIC 3551</b>	Sold Price	<b>\$185,000</b>	Sold Date	<b>08-Dec-18</b>
	 -  -  -			Distance	<b>3.35km</b>

RS = Recent sale      UN = Undisclosed Sale

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