



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 33 Waratah Street, ASCOT VALE 3032

House



2 beds



1 baths

### Indicative selling price

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

## Single price \$859,000

### Median sale price

Median **House** for **ASCOT VALE** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

## \$1,113,000

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**16 Dean Street,**  
Moonee Ponds 3039

Price **\$860,000** Sold 18  
September 2018

**9 Morton Lane,**  
Flemington 3031

Price **\$840,000** Sold 23  
October 2018

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

### 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 Pricefinder.

### Biggin & Scott Inner North

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### Contact agents



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