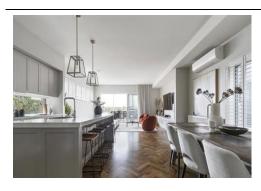
70 Kent Street, Ascot Vale Vic 3032



4 Bed 2 Bath 1 Car Property Type: House (Res) Land Size: 385 sqm approx Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price

Year ending June 2022: \$1,355,500

Comparable Properties



10 Ngarveno Street, Moonee Ponds 3039 (REI)

4 Bed 3 Bath 2 Car Price: \$2,290,000 Method: Private Sale Date: 12/05/2022 Property Type: House Land Size: 400 sqm approx

Agent Comments: Inferior location. Superior size home slightly larger block size and comparable quality of build.



33 Westbourne Road, Kensington 3031 (REI)

4 Bed 3 Bath 2 Car Price: \$2,130,000 Method: Auction Sale Date: 06/08/2022

Property Type: House (Res)

Agent Comments: Comparable location, inferior finishes

and style, comparable size land.



64 Fenton Street, Ascot Vale 3032 (REI)

4 Bed 2 Bath 3 Car Price: \$1,956,000 Method: Auction Sale Date: 06/08/2022

Property Type: House (Res)

Agent Comments: Comparable location, comparable size, inferior presentation, very dated inside, inferior orientation

with South facing rear.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

	Pro	pertv	offered	for	sale
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Address	
Including suburb or	70 Kent Street, Ascot Vale Vic 3032
locality and postcode	

Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000
. tange zetireen	42 ,000,000	٠.	Ψ=,=00,000

Median sale price

sale price								_
Median price	\$1,355,500	Н	ouse x	S	Suburb	Ascot Va	ale	
Period - From	01/07/2021	to	30/06/2022	2		Source	REIV	

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10 Ngarveno Street, MOONEE PONDS 3039	\$2,290,000	12/05/2022
33 Westbourne Road, KENSINGTON 3031	\$2,130,000	06/08/2022
64 Fenton Street, ASCOT VALE 3032	\$1,956,000	06/08/2022

This Statement of Information was prepared on: 21/09/2022 15:10

