

## 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*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

70 Kent Street, Ascot Vale Vic 3032

#### Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

#### Median sale price

Median price

\$1,355,500

House

x

Suburb

Ascot Vale

Period - From

01/07/2021

to

30/06/2022

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:

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