

6 Sandown Road, Ascot Vale Vic 3032



3 Bed 2 Bath 2 Car
Rooms: 5
Property Type: House (Res)
Land Size: 449 sqm approx
Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending December 2023:
 \$1,370,000

Comparable Properties



15 Regent Street, Ascot Vale 3032 (REI/VG)
3 Bed 1 Bath 1 Car
Price: \$1,320,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 239 sqm approx
Agent Comments: Superior location, comparable presentation, inferior land size



126 Epsom Road, Ascot Vale 3032 (REI)
3 Bed 2 Bath 2 Car
Price: \$1,260,000
Method: Private Sale
Date: 22/12/2023
Property Type: House (Res)
Agent Comments: Comparable location, comparable presentation, inferior size



98 Epsom Road, Ascot Vale 3032 (REI/VG)
3 Bed 2 Bath 2 Car
Price: \$1,175,000
Method: Private Sale
Date: 13/12/2023
Property Type: House
Land Size: 282 sqm approx
Agent Comments: Comparable location, comparable presentation, inferior size

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

6 Sandown Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,370,000

House

x

Suburb

Ascot Vale

Period - From

01/01/2023

to

31/12/2023

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
15 Regent Street, ASCOT VALE 3032	\$1,320,000	02/12/2023
126 Epsom Road, ASCOT VALE 3032	\$1,260,000	22/12/2023
98 Epsom Road, ASCOT VALE 3032	\$1,175,000	13/12/2023

This Statement of Information was prepared on:

20/02/2024 11:40