

## 1C James Street, Ascot Vale Vic 3032



**3 Bed 1 Bath 2 Car**  
**Property Type:** Townhouse (Res)  
**Land Size:** 188 sqm approx  
**Indicative Selling Price**  
 \$950,000- \$1,000,0000  
**Median House Price**  
 Year ending September 2023:  
 \$1,375,000

## Comparable Properties



**3a Roseberry Street, Ascot Vale 3032 (REI)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 08/08/2023  
**Property Type:** House (Res)  
**Land Size:** 178 sqm approx  
**Agent Comments:** Detached residence accessed from Dutton Lane, freshly presented throughout with open plan living and north facing courtyard. Has two bathrooms with lock up garage.



**6/11 Sandown Road, Ascot Vale 3032 (REI)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 08/08/2023  
**Property Type:** House (Res)  
**Land Size:** 178 sqm approx  
**Agent Comments:** Modern street fronted residence, freshly presented throughout. Set over three levels, inferior floorplan. Has two bathroom and lock up garage.



**21 Aspect Avenue, Ascot Vale 3032 (REI/VG)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$901,000  
**Method:** Private Sale  
**Date:** 02/08/2023  
**Property Type:** House  
**Land Size:** 155 sqm approx  
**Agent Comments:** Street fronted residence opposite Walter Reserve. Single living space, second bathroom and garage.

## 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

1C James 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 \$950,000 & \$1,000,000

#### Median sale price

Median price \$1,375,000 House x Suburb Ascot Vale

Period - From 01/10/2022 to 30/09/2023 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
3a Roseberry Street, ASCOT VALE 3032	\$1,030,000	08/08/2023
6/11 Sandown Road, ASCOT VALE 3032	\$935,000	07/10/2023
21 Aspect Avenue, ASCOT VALE 3032	\$901,000	02/08/2023

This Statement of Information was prepared on:

07/11/2023 10:51