

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

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