

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1 Federation 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 \$1,750,000

&

\$1,850,000

### Median sale price

Median price \$1,360,000

Property Type House

Suburb Ascot Vale

Period - From 01/10/2021

to 31/12/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	20 Morphett Av ASCOT VALE 3032	\$1,850,000	16/12/2021
2	137 Park St MOONEE PONDS 3039	\$1,825,000	25/09/2021
3	49 Fenton St ASCOT VALE 3032	\$1,753,000	26/10/2021

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/03/2022 14:03

1 Federation Street, Ascot Vale Vic 3032



3 -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 414 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

December quarter 2021: \$1,360,000

## Comparable Properties



**20 Morphett Av ASCOT VALE 3032 (REI)**

**Agent Comments**

4 1 2

**Price:** \$1,850,000

**Method:** Auction Sale

**Date:** 16/12/2021

**Property Type:** House (Res)

**Land Size:** 546 sqm approx



**137 Park St MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,825,000

**Method:** Auction Sale

**Date:** 25/09/2021

**Property Type:** House (Res)

**Land Size:** 477 sqm approx



**49 Fenton St ASCOT VALE 3032 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$1,753,000

**Method:** Auction Sale

**Date:** 26/10/2021

**Property Type:** House (Res)

**Land Size:** 402 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655



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