

229 Ascot Vale Road, Ascot Vale Vic 3032



2 Bed 1 Bath – Car
Rooms: 3
Property Type: House (Res)
Land Size: 174 sqm approx
Indicative Selling Price
 \$940,000 - \$990,000
Median House Price
 Year ending March 2021:
 \$1,260,500

Comparable Properties



231 Ascot Vale Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath - Car
Price: \$990,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)
Agent Comments: comparable location, inferior floor plan, comparable size



6 Coronet Street, Flemington 3031 (REI)
2 Bed 1 Bath Car
Price: \$990,000
Method: Sold Before Auction
Date: 05/02/2021
Property Type: House (Res)
Agent Comments: comparable location, inferior floor plan. Comparable size



11 Ascot Street, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath - Car
Price: \$940,000
Method: Private Sale
Date: 23/12/2020
Property Type: House
Land Size: 259 sqm approx
Agent Comments: comparable location, inferior floor plan and overall presentation, superior land 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

229 Ascot Vale Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$1,260,500 House x Suburb Ascot Vale

Period - From 01/04/2020 to 31/03/2021 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
231 Ascot Vale Road, ASCOT VALE 3032	\$990,000	24/04/2021
6 Coronet Street, FLEMINGTON 3031	\$990,000	05/02/2021
11 Ascot Street, ASCOT VALE 3032	\$940,000	23/12/2020

This Statement of Information was prepared on:

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