

151 Ascot Vale Road, Ascot Vale Vic 3032



3 Bed 1 Bath 1 Car

Property Type: House

Land Size: 372 sqm approx

Indicative Selling Price

\$779,000

Median House Price

Year ending September 2020:

\$1,250,000

Comparable Properties



68 Madura Street, Travancore 3032 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$805,000

Method: Private Sale

Date: 24/10/2020

Property Type: House

Land Size: 290 sqm approx

Agent Comments: Semi-detached house in original condition, smaller land size.



27 Churchill Avenue, Ascot Vale 3032 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$760,000

Method: Private Sale

Date: 31/10/2020

Property Type: House

Land Size: 491 sqm approx

Agent Comments: Semi-detached brick house on larger land size



254a Ascot Vale Road, Ascot Vale 3032 (VG)

2 Bed 1 Bath - Car

Price: \$739,999

Method: Sale

Date: 06/11/2020

Property Type: House (Res)

Land Size: 241 sqm approx

Agent Comments: Brick home in original condition, smaller 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

151 Ascot Vale Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$779,000

Median sale price

Median price

\$1,250,000

House

x

Suburb

Ascot Vale

Period - From

01/10/2019

to

30/09/2020

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
68 Madura Street, TRAVANCORE 3032	\$805,000	24/10/2020
27 Churchill Avenue, ASCOT VALE 3032	\$760,000	31/10/2020
254a Ascot Vale Road, ASCOT VALE 3032	\$739,999	06/11/2020

This Statement of Information was prepared on:

03/02/2021