

## 46 Bloomfield Road, Ascot Vale Vic 3032



**3 Bed 2 Bath 1 Car**

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

**Land Size:** 450 sqm approx

**Indicative Selling Price**

\$1,870,000 - \$2,000,000

**Median House Price**

Year ending June 2022: \$1,355,500

## Comparable Properties



**17 Eglinton Street, Moonee Ponds 3039 (REI)**

**4 Bed 2 Bath - Car**

**Price:** \$2,000,000

**Method:** Auction Sale

**Date:** 28/05/2022

**Property Type:** House (Res)

**Land Size:** 565 sqm approx

**Agent Comments:** comparable location, superior land size, comparable presentation



**64 Fenton Street, Ascot Vale 3032 (REI)**

**4 Bed 2 Bath 3 Car**

**Price:** \$1,956,000

**Method:** Auction Sale

**Date:** 06/08/2022

**Property Type:** House (Res)

**Land Size:** 398 sqm approx

**Agent Comments:** Comparable location, smaller land size, reproduction home. superior size



**27 Hurtle Street, Ascot Vale 3032 (REI/VG)**

**3 Bed 3 Bath 2 Car**

**Price:** \$1,880,000

**Method:** Auction Sale

**Date:** 25/06/2022

**Property Type:** House (Res)

**Land Size:** 382 sqm approx

**Agent Comments:** inferior location, inferior land size, more modern renovation with pool, superior finishes.

## 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

46 Bloomfield Road, 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 \$1,870,000 & \$2,000,000

#### Median sale price

Median price \$1,355,500 House x Suburb Ascot Vale

Period - From 01/07/2021 to 30/06/2022 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
17 Eglinton Street, MOONEE PONDS 3039	\$2,000,000	28/05/2022
64 Fenton Street, ASCOT VALE 3032	\$1,956,000	06/08/2022
27 Hurtle Street, ASCOT VALE 3032	\$1,880,000	25/06/2022

This Statement of Information was prepared on:

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