

2 Enclave Avenue, Ascot Vale Vic 3032



3 Bed 2 Bath 2 Car

Rooms: 5

Property Type: House (Res)

Land Size: 199 sqm approx

Indicative Selling Price

\$1,040,000 - \$1,100,000

Median House Price

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

Comparable Properties



2/20 Newsom Street, Ascot Vale 3032 (REI/VG)

3 Bed 3 Bath 2 Car

Price: \$1,160,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Townhouse (Res)

Agent Comments: comparable location, superior size and presentation



45 Archer Avenue, Ascot Vale 3032 (VG)

3 Bed 2 Bath 2 Car

Price: \$1,100,000

Method: Sale

Date: 29/06/2022

Property Type: House (Res)

Land Size: 244 sqm approx

Agent Comments: comparable location, comparable size and comparable styling. Superior outlook with park views



4 Enclave Avenue, Ascot Vale 3032 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$985,000

Method: Private Sale

Date: 29/05/2022

Property Type: Townhouse (Single)

Land Size: 153 sqm approx

Agent Comments: comparable location comparable finishes, inferior 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

2 Enclave Avenue, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,040,000 & \$1,100,000

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
2/20 Newsom Street, ASCOT VALE 3032	\$1,160,000	25/06/2022
45 Archer Avenue, ASCOT VALE 3032	\$1,100,000	29/06/2022
4 Enclave Avenue, ASCOT VALE 3032	\$985,000	29/05/2022

This Statement of Information was prepared on:

12/09/2022 11:15