

8/18a Bloomfield Road, Ascot Vale Vic 3032



1 Bed 1 Bath 1 Car
Property Type: Townhouse
 (Single)
Indicative Selling Price
 \$285,000
Median House Price
 March quarter 2024: \$500,000

Comparable Properties



4/39 Myrnong Crescent, Ascot Vale 3032 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$295,000
Method: Private Sale
Date: 29/03/2024
Property Type: Unit
Agent Comments: Inferior location, superior size with courtyard, comparable presentation



6/7 Mascoma Street, Ascot Vale 3032 (REI)
1 Bed 1 Bath 1 Car
Price: \$272,000
Method: Private Sale
Date: 04/04/2024
Property Type: Apartment
Agent Comments: Fully renovated, superior presentation, inferior location, comparable size



3/43 Farnham Street, Flemington 3031 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$266,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment
Agent Comments: Comparable location, comparable presentation, 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

8/18a Bloomfield Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$500,000

Unit

x

Suburb

Ascot Vale

Period - From

01/01/2024

to

31/03/2024

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
4/39 Myrnong Crescent, ASCOT VALE 3032	\$295,000	29/03/2024
6/7 Mascoma Street, ASCOT VALE 3032	\$272,000	04/04/2024
3/43 Farnham Street, FLEMINGTON 3031	\$266,000	15/04/2024

This Statement of Information was prepared on:

05/06/2024 10:28