

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33a Brown Avenue, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,450,000

&

\$1,520,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Ascot Vale

Period - From 01/04/2019

to 31/03/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	87 Francis St ASCOT VALE 3032	\$1,530,000	18/03/2020
2	4 Lennox St MOONEE PONDS 3039	\$1,470,000	22/02/2020
3	58 Argyle St MOONEE PONDS 3039	\$1,440,000	14/03/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/06/2020 10:09

33a Brown Avenue, Ascot Vale Vic 3032



 4  2  3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,520,000

Median House Price

Year ending March 2020: \$1,200,000

Comparable Properties



87 Francis St ASCOT VALE 3032 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,530,000

Method: Sold Before Auction

Date: 18/03/2020

Property Type: House (Res)

Land Size: 425 sqm approx



4 Lennox St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,470,000

Method: Auction Sale

Date: 22/02/2020

Rooms: 5

Property Type: House (Res)

Land Size: 300 sqm approx



58 Argyle St MOONEE PONDS 3039 (REI)

Agent Comments

 3  2  2

Price: \$1,440,000

Method: Auction Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 322 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.