

# 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

34 Bloomfield Road, Ascot Vale Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,150,000

### Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Ascot Vale

Period - From

27/04/2023

to

26/04/2024

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	15 Norfolk St MOONEE PONDS 3039	\$1,200,000	19/03/2024
2	9 Collett St KENSINGTON 3031	\$1,195,000	02/02/2024
3	117 Epsom Rd ASCOT VALE 3032	\$1,127,000	09/04/2024

**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:

27/04/2024 11:32



2 1 0

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,150,000  
Median House Price  
27/04/2023 - 26/04/2024: \$1,370,000

Comparable Properties



15 Norfolk St MOONEE PONDS 3039 (REI)

Agent Comments

2 1 1

Price: \$1,200,000  
Method: Sold Before Auction  
Date: 19/03/2024  
Property Type: House (Res)



9 Collett St KENSINGTON 3031 (REI)

Agent Comments

2 1 1

Price: \$1,195,000  
Method: Private Sale  
Date: 02/02/2024  
Property Type: House  
Land Size: 163 sqm approx



117 Epsom Rd ASCOT VALE 3032 (REI)

Agent Comments

2 1 2

Price: \$1,127,000  
Method: Sold Before Auction  
Date: 09/04/2024  
Property Type: House  
Land Size: 490 sqm approx