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 3	3 Woods Street, Ascot Vale Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,570,000

Median sale price

Median price	\$1,410,000	Pro	perty Type	House		Suburb	Ascot Vale
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	7 Crown Tce ASCOT VALE 3032	\$1,600,000	26/02/2025
2	186 The Parade ASCOT VALE 3032	\$1,595,000	22/02/2025
3	173 Maribyrnong Rd ASCOT VALE 3032	\$1,470,000	22/02/2025

OR

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

This Statement of Information was prepared on:	29/03/2025 12:43









Property Type: House **Land Size:** 420 sqm approx

Agent Comments

Indicative Selling Price \$1,570,000 Median House Price

December quarter 2024: \$1,410,000

Comparable Properties



7 Crown Tce ASCOT VALE 3032 (REI)

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a 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 26/02/2025 Property Type: House **Agent Comments**



186 The Parade ASCOT VALE 3032 (REI)

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Agent Comments

Price: \$1,595,000 **Method:** Auction Sale **Date:** 22/02/2025

Property Type: House (Res) **Land Size:** 505 sqm approx

173 Maribyrnong Rd ASCOT VALE 3032 (REI)

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1

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A

Price: \$1,470,000 **Method:** Auction Sale **Date:** 22/02/2025

Property Type: House (Res)

Agent Comments

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





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