

# 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

3 Woods Street, Ascot Vale Vic 3032

### Indicative selling price

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

Single price

\$1,570,000

### Median sale price

Median price

\$1,410,000

Property 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	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 comparable properties 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



3   1   1

**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)**

**Agent Comments**

4   2   2

**Price:** \$1,600,000  
**Method:** Sold Before Auction  
**Date:** 26/02/2025  
**Property Type:** House



**186 The Parade ASCOT VALE 3032 (REI)**

**Agent Comments**

3   1   2

**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)**

**Agent Comments**

4   1   2

**Price:** \$1,470,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)