

14 Charles Street, Ascot Vale Vic 3032



4 Bed 3 Bath 2 Car

Rooms: 7

Property Type: House (Res)

Land Size: 490 sqm approx

Indicative Selling Price

\$1,870,000

Median House Price

Year ending June 2022: \$1,355,500

Comparable Properties



36 Myross Avenue, Ascot Vale 3032 (REI/VG)

4 Bed 2 Bath 2 Car

Price: \$2,010,000

Method: Sold Before Auction

Date: 29/04/2022

Property Type: House (Res)

Land Size: 616 sqm approx

Agent Comments: superior location, superior land size, comparable finishes and presentation



64 Fenton Street, Ascot Vale 3032 (REI)

4 Bed 2 Bath 3 Car

Price: \$1,956,000

Method: Auction Sale

Date: 06/08/2022

Property Type: House (Res)

Agent Comments: Superior location, comparable size comparable presentation



41 Charles Street, Ascot Vale 3032 (REI/VG)

4 Bed 2 Bath 1 Car

Price: \$1,850,000

Method: Sold Before Auction

Date: 05/04/2022

Property Type: House

Agent Comments: inferior land size, comparable property size and location. Comparable finishes

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

14 Charles Street, Ascot Vale Vic 3032

Indicative selling price

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

Single Price

\$1,870,000

Median sale price

Median price

\$1,355,500

House

x

Suburb

Ascot Vale

Period - From

01/07/2021

to

30/06/2022

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
36 Myross Avenue, ASCOT VALE 3032	\$2,010,000	29/04/2022
64 Fenton Street, ASCOT VALE 3032	\$1,956,000	06/08/2022
41 Charles Street, ASCOT VALE 3032	\$1,850,000	05/04/2022

This Statement of Information was prepared on:

24/10/2022