

65 Munro Street, Ascot Vale Vic 3032



4 Bed 3 Bath 2 Car

Property Type: House (Previously Occupied - Detached)

Land Size: 594 sqm approx

Indicative Selling Price

\$1,980,000

Median House Price

March quarter 2024: \$1,446,000

Comparable Properties



27 Walter Street, Ascot Vale 3032 (REI)

4 Bed 3 Bath 2 Car

Price: \$2,085,000

Method: Sold Before Auction

Date: 09/02/2024

Property Type: House (Res)

Agent Comments: Superior presentation, inferior location, inferior size land and house



71 Middle Street, Ascot Vale 3032 (REI/VG)

4 Bed 3 Bath 6 Car

Price: \$1,960,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: House (Res)

Land Size: 408 sqm approx

Agent Comments: Comparable location, comparable presentation, inferior land



11 Argyle Street, Moonee Ponds 3039(REI/VG)

4 Bed 2 Bath 2 Car

Price: \$1,950,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House

Land Size: 537 sqm approx

Agent Comments: Comparable location, comparable presentation, comparable land size, inferior design and style of house.

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

65 Munro Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$1,980,000

Median sale price

Median price

\$1,446,000

House

x

Suburb

Ascot Vale

Period - From

01/01/2024

to

31/03/2024

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
27 Walter Street, ASCOT VALE 3032	\$2,085,000	09/02/2024
71 Middle Street, ASCOT VALE 3032	\$1,960,000	22/02/2024
11 Argyle Street, MOONEE PONDS 3039	\$1,950,000	16/03/2024

This Statement of Information was prepared on:

06/05/2024