

49 Francis Street, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Property Type: House
Land Size: 237 sqm approx
Indicative Selling Price
 \$950,000 - \$1,040,000
Median House Price
 Year ending December 2022:
 \$1,390,000

Comparable Properties



3 Filson Street, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$1,020,00
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 240 sqm approx
Agent Comments: Freshly presented two bedroom weatherboard home, comparable land size and condition of approx 240sqm.



131 Roseberry Street, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$1,000,000
Method: Private Sale
Date: 14/01/2023
Property Type: House (Res)
Land Size: 315 sqm approx
Agent Comments: Two bedroom weatherboard home on a corner, superior land, inferior condition.



149 St Leonards Road, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath - Car
Price: \$945,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 344 sqm approx
Agent Comments: Two bedroom weatherboard home, inferior condition. Larger land size of approx 342sqm, no laneway access or off street parking.

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

49 Francis Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$1,360,000

House

x

Suburb

Ascot Vale

Period - From

01/01/2022

to

31/12/2022

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
3 Filson Street, ASCOT VALE 3032	\$1,020,000	05/11/2022
131 Roseberry Street, ASCOT VALE 3032	\$1,000,000	14/01/2023
149 St Leonards Road, ASCOT VALE 3032	\$945,000	03/12/2022

This Statement of Information was prepared on:

27/02/2023 16:18