

21 Filson Street, Ascot Vale Vic 3032



4 Bed 1 Bath 2 Car

Property Type: House

Indicative Selling Price

\$1,350,000

Median House Price

December quarter 2018: \$1,245,000

Agent Comments: Charming period home with original features throughout and wide side driveway.

Comparable Properties



53 Warrick Street, Ascot Vale 3032 (REI/VG)

4 Bed 1 Bath 2 Car

Price: \$1,520,000

Method: Private Sale

Date: 28/12/2018

Property Type: House

Land Size: 690 sqm approx.

Agent Comments: Weatherboard home with side drive, fireplaces throughout and large rear backyard.



4 Burton Crescent, Ascot Vale 3032 (REI)

3 Bed 2 Bath 1 Car

Price: \$1,452,000

Method: Auction Sale

Date: 16/03/2019

Property Type: House (Res)

Agent Comments: Weatherboard home with side drive and lock up garage. Has rear yard and ROW access. No retained fireplaces or period features throughout.



8 Morphet Avenue, Ascot Vale 3032 (REI)

4 Bed 1 Bath 2 Car

Price: \$1,244,000

Method: Auction Sale

Date: 02/03/2019

Property Type: House (Res)

Land Size: 549 sqm approx.

Agent Comments: Dated internally with no side driveway.

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

21 Filson Street, Ascot Vale Vic 3032

Indicative selling price

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

Single Price

\$1,350,000

Median sale price

Median price

\$1,245,000

House

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Suburb

Ascot Vale

Period - From

01/10/2018

to

31/12/2018

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
53 Warrick Street, ASCOT VALE 3032	\$1,520,000	28/12/2018
4 Burton Crescent, ASCOT VALE 3032	\$1,452,000	16/03/2018
8 Morphett Avenue, ASCOT VALE 3032	\$1,244,000	02/03/2019