

2/25-27 Elliott Street, Ascot Vale Vic 3032



3 Bed 2 Bath 2 Car

Property Type: Townhouse

Land Size: 261 sqm approx

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending December 2023:

\$1,370,000

Comparable Properties



158 Stockmans Way, Kensington 3031 (REI)

4 Bed 2 Bath 2 Car

Price: \$1,080,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: Townhouse (Res)

Agent Comments: Attached brick townhouse, superior accommodation, and inferior land size.



29 Milton Street, Ascot Vale 3032 (REI)

3 Bed 2 Bath 2 Car

Price: \$1,046,000

Method: Sold Before Auction

Date: 04/03/2024

Property Type: Townhouse (Single)

Agent Comments: Street fronted townhouse with comparable accommodation, inferior land size.



11 Haven Crescent, Ascot Vale 3032 (REI)

3 Bed 2 Bath 1 Car

Price: \$1,045,000

Method: Sold Before Auction

Date: 18/01/2024

Property Type: House (Res)

Agent Comments: Street fronted townhouse with comparable accommodation, inferior land size.

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

2/25-27 Elliott Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,370,000 House x Suburb Ascot Vale

Period - From 01/01/2023 to 31/12/2023 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
158 Stockmans Way, KENSINGTON 3031	\$1,080,000	15/02/2024
29 Milton Street, ASCOT VALE 3032	\$1,046,000	04/03/2024
11 Haven Crescent, ASCOT VALE 3032	\$1,045,000	18/01/2024

This Statement of Information was prepared on:

12/03/2024 20:27