

16 Morphett Avenue, Ascot Vale Vic 3032



3 Bed 2 Bath 2 Car
Rooms: 5
Property Type: House(Res)
Indicative Selling Price
 \$1,750,000
Median House Price
 March quarter 2021: \$1,750,000

Comparable Properties



6b Huntly Street, Moonee Ponds 3039 (REI)
3 Bed 2 Bath 1 Car
Price: \$1,745,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Agent Comments: Superior location, inferior presentation and comparable internal size



55 Roseberry Street, Ascot Vale 3032 (REI/VG)
3 Bed 2 Bath 1 Car
Price: \$1,700,000
Method: Sold Before Auction
Date: 24/01/2022
Property Type: House (Res)
Land Size: 277 sqm approx
Agent Comments: Superior style house being a true period home. comparable accommodation inferior land size



123 The Parade, Ascot Vale 3032 (REI)
4 Bed 1 Bath 1 Car
Price: \$1,680,500
Method: Sold Before Auction
Date: 20/04/2022
Property Type: House (Res)
Land Size: 361.72 sqm approx
Agent Comments: Superior location, inferior land size, superior style home being a period home, inferior renovation 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

16 Morphett Avenue, Ascot Vale Vic 3032

Indicative selling price

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

Single Price

\$1,750,000

Median sale price

Median price

\$1,750,000

House

x

Suburb

Ascot Vale

Period - From

01/01/2022

to

31/03/2022

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
6b Huntly Street, MOONEE PONDS 3039	\$1,745,000	11/12/2021
55 Roseberry Street, ASCOT VALE 3032	\$1,700,000	24/01/2022
123 The Parade, ASCOT VALE 3032	\$1,680,500	20/04/2022

This Statement of Information was prepared on:

12/05/2022 10:16