

4 Doncaster Street, Ascot Vale Vic 3032



3 Bed 2 Bath 2 Car

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 133 sqm approx

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

28/10/2023 - 27/10/2024: \$852,500

Comparable Properties



1/4-12 Fisher Parade, Ascot Vale 3032 (REI)

4 Bed 2 Bath 2 Car

Price: \$860,000

Method: Sold Before Auction

Date: 15/10/2024

Property Type: Townhouse (Single)

Agent Comments: Superior size and presentation, inferior location



175A Kent Street, Ascot Vale 3032 (REI)

3 Bed 2 Bath 1 Car

Price: \$845,000

Method: Auction Sale

Date: 05/10/2024

Property Type: Townhouse (Res)

Land Size: 151 sqm approx

Agent Comments: Comparable size and location, inferior location



10/4-12 Fisher Parade, Ascot Vale 3032 (REI)

3 Bed 2 Bath 2 Car

Price: \$845,000

Method: Private Sale

Date: 09/09/2024

Property Type: Townhouse (Res)

Agent Comments: Superior size, comparable presentation, inferior location

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

4 Doncaster Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$852,500

Townhouse

x

Suburb

Ascot Vale

Period - From

28/10/2023

to

27/10/2024

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
1/4-12 Fisher Parade, ASCOT VALE 3032	\$860,000	15/10/2024
2/175 Kent Street, ASCOT VALE 3032	\$845,000	05/10/2024
10/4-12 Fisher Parade, ASCOT VALE 3032	\$845,000	09/09/2024

This Statement of Information was prepared on:

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