

21 Ascot Street, Ascot Vale Vic 3032



2 Bed 1 Bath – Car

Rooms: 4

Property Type: House (Res)

Land Size: 337 sqm approx

Indicative Selling Price

\$790,000 - \$850,000

Median House Price

December quarter 2022 :

\$1,480,000

Comparable Properties



1 Norwood Street, Flemington 3031 (REI)

2 Bed 1 Bath 1 Car

Price: \$850,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Agent Comments: Superior location, inferior size, comparable presentation



47 McConnell Street, Kensington 3031 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$847,000

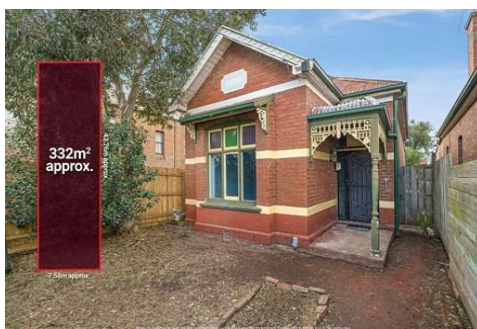
Method: Auction Sale

Date: 19/11/2022

Property Type: House (res)

Land Size: 192 sqm approx

Agent Comments: superior location, inferior size, inferior presentation



30 Maribyrnong Road, Moonee Ponds 3039 (REI/VG)

2 Bed 1 Bath - Car

Price: \$795,000

Method: Sold Before Auction

Date: 07/10/2022

Property Type: House (Res)

Land Size: 332 sqm approx

Agent Comments: inferior location, comparable size, inferior presentation, this was brick home with north facing rear, both of which are more popular with buyers.

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 Ascot Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$1,480,000 House x Suburb Ascot Vale

Period - From 01/10/2022 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
1 Norwood Street, FLEMINGTON 3031	\$850,000	11/02/2023
47 Mcconnell Street, KENSINGTON 3031	\$847,000	19/11/2022
30 Maribyrnong Road, MOONEE PONDS 3039	\$795,000	07/10/2022

This Statement of Information was prepared on:

01/03/2023 10:44