Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	25 Banum Crescent, Ascot Vale Vic 3032
Including suburb and	
postcode	

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	\$520,000	Pro	perty Type	Jnit]	Suburb	Ascot Vale
Period - From	01/10/2024	to	31/12/2024	S	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* 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

	areas or comparable property	1 1100	Date of Sale
1	36 Stanford St ASCOT VALE 3032	\$1,175,000	15/02/2025
2	15 Medley Wlk ASCOT VALE 3032	\$1,207,000	15/12/2024
3	62 Dutton La ASCOT VALE 3032	\$1,280,000	30/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/02/2025 09:48
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Date of sale

WHITEFOX

Patrick Tilli 0413 083 735 paddy@whitefoxrealestate.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price December quarter 2024: \$520,000



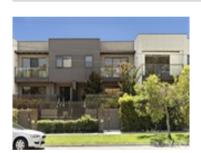


Property Type: Townhouse

(Single

Agent Comments

Comparable Properties



36 Stanford St ASCOT VALE 3032 (REI)

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Agent Comments

Price: \$1,175,000 **Method:** Auction Sale **Date:** 15/02/2025

Property Type: Townhouse (Res)



15 Medley Wik ASCOT VALE 3032 (VG)

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Agent Comments

Price: \$1,207,000 Method: Sale Date: 15/12/2024

Property Type: House (Res) **Land Size:** 152 sqm approx



62 Dutton La ASCOT VALE 3032 (REI/VG)

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Price: \$1,280,000 Method: Auction Sale Date: 30/11/2024

Property Type: House (Res) **Land Size:** 93 sqm approx

Agent Comments

Account - Whitefox Real Estate | P: 96459699



