

63 The Crescent, Ascot Vale Vic 3032



3 Bed 2 Bath 2 Car

Property Type: House (Previously Occupied - Detached)

Land Size: 265 sqm approx

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending June 2022: \$1,355,500

Comparable Properties



49 Chaucer Street, Moonee Ponds 3039 (REI)

4 Bed 2 Bath 1 Car

Price: \$1,650,000

Method: Private Sale

Date: 31/05/2022

Property Type: House

Land Size: 281 sqm approx

Agent Comments: comparable size land, superior location, inferior presentation, style and floor plan



290 Ascot Vale Road, Moonee Ponds 3039 (REI)

4 Bed 2 Bath 1 Car

Price: \$1,620,000

Method: Auction Sale

Date: 13/08/2022

Property Type: House (Res)

Land Size: 398 sqm approx

Agent Comments: inferior location on main road, superior land size, comparable presentation



58 Holmes Road, Moonee Ponds 3039 (REI)

3 Bed 1 Bath 4 Car

Price: \$1,540,000

Method: Auction Sale

Date: 11/06/2022

Property Type: House (Res)

Agent Comments: comparable location, comparable size, comparable presentation

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

63 The Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,355,500 House x Suburb Ascot Vale

Period - From 01/07/2021 to 30/06/2022 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
49 Chaucer Street, MOONEE PONDS 3039	\$1,650,000	31/05/2022
290 Ascot Vale Road, MOONEE PONDS 3039	\$1,620,000	13/08/2022
58 Holmes Road, MOONEE PONDS 3039	\$1,540,000	11/06/2022

This Statement of Information was prepared on:

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