

59 Charles Street, Ascot Vale VIC 3032



4 Bed 1 Bath 2 Car

Property Type: House

Land Size: 612.80 m² Approx.

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2018:

\$1,155,000

Agent Comments: Original home on a large land component of 612.80m² approx.

Comparable Properties



23 Epsom Road, Ascot Vale 3032 (REI)

3 Bed 2 Bath 3 Car

Price: \$1,250,000

Method: Sold Before Auction

Date: 11/05/2018

Property Type: House (Res)

Agent Comments: \$2,327.74 Per sqm



317 Maribyrnong Road, Ascot Vale 3032 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,110,000

Method: Auction Sale

Date: 24/03/2018

Property Type: House (Res)

Agent Comments: \$2,336.84 per sqm



99 Charles Street, Ascot Vale 3032

0 Bed 0 Bath 0 Car

Price: \$2,187,500

Method: Auction Sale

Date: 23/06/2018

Property Type: Land (Res)

Agent Comments: \$2,329.60 per sqm

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	59 Charles Street, Ascot Vale Vic 3032
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Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,155,000	House	☒	Suburb	Ascot Vale
Period - From	01/04/2017	to	31/03/2018	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
23 Epsom Road, ASCOT VALE 3032	\$1,250,000	11/05/2018
317 Maribyrnong Road, ASCOT VALE 3032	\$1,110,000	24/03/2018
99 Charles Street, ASCOT VALE 3032	\$2,187,500	23/06/2018