

2 Haven Crescent, Ascot Vale Vic 3032



3 Bed 2 Bath 2 Car

Rooms: 6

Property Type: -

Land Size: 370 sqm approx

Indicative Selling Price

\$1,280,000 - \$1,350,000

Median House Price

June quarter 2020: \$1,256,000

Agent Comments:

Modern Home comprising 3 bedrooms + Study, 2 living areas and larger block than most in this estate.

Comparable Properties



45 Dalgety Drive, Ascot Vale 3032 (REI)

5 Bed 2 Bath 2 Car

Price: \$1,415,000

Method: Sold Before Auction

Date: 05/08/2020

Property Type: House (Res)

Agent Comments: Inferior location being in the Ascot Chase development means it's an older property. Similar overall accommodation however the rear garden was inferior to Haven Crescent.



26 Archer Avenue, Ascot Vale 3032 (REI)

4 Bed 2 Bath 2 Car

Price: \$1,325,000

Method: Sold Before Auction

Date: 01/08/2020

Property Type: House (Res)

Agent Comments: Inferior location being in Ascot Chase development. Inferior land size and house size.



7 Sanctuary Walk, Ascot Vale 3032 (REI/VG)

4 Bed 3 Bath 2 Car

Price: \$1,256,000

Method: Private Sale

Date: 15/06/2020

Property Type: House

Agent Comments: comparable location however this one did look out over the water/lake. Inferior floor plan being 3 levels with no real outside garden space. Smaller block of land but was listed as 4 bedrooms.

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 2 Haven Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,280,000 & \$1,350,000

Median sale price

Median price \$1,256,000 House x Suburb Ascot Vale

Period - From 01/04/2020 to 30/06/2020 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
45 Dalgety Drive, ASCOT VALE 3032	\$1,415,000	05/08/2020
26 Archer Avenue, ASCOT VALE 3032	\$1,325,000	01/08/2020
7 Sanctuary Walk, ASCOT VALE 3032	\$1,256,000	15/06/2020

This Statement of Information was prepared on:

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