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 then 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

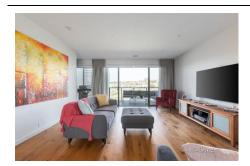
Method: Sold Before Auction

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

| | Pro | pertv | offered | for | sale |
|--|-----|-------|---------|-----|------|
|--|-----|-------|---------|-----|------|

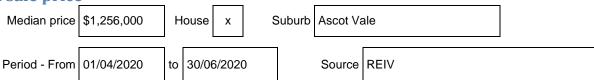
| Address | |
|-----------------------|---------------------------------------|
| Including suburb or | 2 Haven Crescent, Ascot Vale Vic 3032 |
| locality and postcode | |

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



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: | 23/09/2020 13:24 |
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