

## 1D Charles Street, Ascot Vale Vic 3032



**2 Bed 1 Bath 2 Car**  
**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Land Size:** 151 sqm approx  
**Indicative Selling Price**  
 \$800,000 - \$880,000  
**Median House Price**  
 20/07/2021 - 19/07/2022: \$900,000

## Comparable Properties



**2/7-13 Kent Street, Ascot Vale 3032 (REI)**  
**3 Bed 1 Bath 2 Car**  
**Price:** \$907,000  
**Method:** Private Sale  
**Date:** 14/05/2022  
**Property Type:** Townhouse (Res)  
**Agent Comments:** inferior presentation and much older property, comparable location, inferior courtyard size and presentation but superior accommodation with 3 bedrooms.



**7/4-12 Fisher Parade, Ascot Vale 3032 (REI)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$900,000  
**Method:** Sold Before Auction  
**Date:** 28/06/2022  
**Property Type:** Townhouse (Res)  
**Agent Comments:** inferior location and design. Living area upstairs. Comparable presentation, superior size with 3 bedrooms but no private courtyard, only balcony.



**8/100 The Parade, Ascot Vale 3032 (REI)**  
**2 Bed 2 Bath 1 Car**  
**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 25/06/2022  
**Property Type:** Townhouse (Res)  
**Agent Comments:** superior location, inferior size and floor plan with living area upstairs. Smaller courtyard only access through bedrooms and 11 units on the block. Superior in finishes and style.

## 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

1D Charles Street, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$880,000

#### Median sale price

Median price

\$900,000

Townhouse

x

Suburb

Ascot Vale

Period - From

20/07/2021

to

19/07/2022

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
2/7-13 Kent Street, ASCOT VALE 3032	\$907,000	14/05/2022
7/4-12 Fisher Parade, ASCOT VALE 3032	\$900,000	28/06/2022
8/100 The Parade, ASCOT VALE 3032	\$820,000	25/06/2022

This Statement of Information was prepared on:

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