

45 Archer Avenue, Ascot Vale Vic 3032



3 Bed 2 Bath 2 Car
Rooms: 6
Property Type: Townhouse
 (Single)
Land Size: 245 sqm approx
Indicative Selling Price
 \$1,080,000 - \$1,140,000
Median House Price
 Year ending March 2022

Comparable Properties



11 Kirk Street, Ascot Vale 3032 (REI/VG)
3 Bed 2 Bath 1 Car
Price: \$1,220,000
Method: Sold Before Auction
Date: 06/12/2021
Property Type: Townhouse (Res)
Land Size: 195 sqm approx
Agent Comments: comparable location, comparable size however was a bit newer build, superior finishes.



24 Burton Crescent, Ascot Vale 3032 (REI)
3 Bed 2 Bath 2 Car
Price: \$1,200,000
Method: Private Sale
Date: 04/05/2022
Property Type: House
Agent Comments: superior location, inferior style and presentation, was sold off market



18 Harmony Road, Ascot Vale 3032 (REI/VG)
3 Bed 2 Bath 2 Car
Price: \$1,110,000
Method: Sold Before Auction
Date: 25/01/2022
Property Type: House (Res)
Land Size: 154 sqm approx
Agent Comments: inferior size, superior presentation and finishes, new property comparable location.

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

45 Archer Avenue, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,080,000 & \$1,140,000

Median sale price

Median price \$1,370,000 House x Suburb Ascot Vale

Period - From 01/04/2021 to 31/03/2022 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
11 Kirk Street, ASCOT VALE 3032	\$1,220,000	06/12/2021
24 Burton Crescent, ASCOT VALE 3032	\$1,200,000	04/05/2022
18 Harmony Road, ASCOT VALE 3032	\$1,110,000	25/01/2022

This Statement of Information was prepared on:

15/06/2022