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

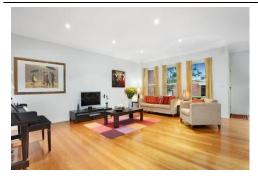
Method: Sold Before Auction

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

Pro	perty	offered	for	sale	٩

Address	
Including suburb or	45 Archer Avenue, Ascot Vale Vic 3032
locality and postcode	

Indicative selling price

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

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

Median sale price

i sale price							
Median price	\$1,370,000	Н	ouse x	Suburb	Ascot Va	ale	
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
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