

15 Mccully Street, Ascot Vale Vic 3032



3 Bed 1 Bath 2 Car

Property Type: House (Res)

Land Size: 390 sqm approx

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

September quarter 2020:

\$1,312,500

Comparable Properties



20 Dartford Street, Flemington 3031 (REI)

3 Bed 2 Bath - Car

Price: \$1,650,000

Method: Auction Sale

Date: 21/11/2020

Property Type: House (Res)

Agent Comments: Flemington. Superior renovation, inferior size land, similar location



53 Chaucer Street, Moonee Ponds 3039 (REI)

3 Bed 2 Bath 1 Car

Price: \$1,641,500

Method: Auction Sale

Date: 21/11/2020

Property Type: House (res)

Agent Comments: Moonee Ponds superior location, comparable renovation/presentation, inferior land size and accommodation



4 Wigton Street, Ascot Vale 3032 (REI)

4 Bed 1 Bath 2 Car

Price: \$1,600,000

Method: Sold Before Auction

Date: 11/11/2020

Property Type: House (Res)

Agent Comments: comparable location, inferior presentation/renovation and superior land size.

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	15 Mccully Street, Ascot Vale Vic 3032
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,312,500	House	x	Suburb	Ascot Vale
Period - From	01/07/2020	to	30/09/2020	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
20 Dartford Street, FLEMINGTON 3031	\$1,650,000	21/11/2020
53 Chaucer Street, MOONEE PONDS 3039	\$1,641,500	21/11/2020
4 Wigton Street, ASCOT VALE 3032	\$1,600,000	11/11/2020

This Statement of Information was prepared on:

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