

## 4 Filson Street, Ascot Vale Vic 3032



**4 Bed 1 Bath 4 Car**  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 518 sqm approx  
**Indicative Selling Price**  
 \$1,570,000 - \$1,650,000  
**Median House Price**  
 March quarter 2022: \$1,750,000

## Comparable Properties



**123 The Parade, Ascot Vale 3032 (REI)**  
**4 Bed 1 Bath 1 Car**  
**Price:** \$1,680,500  
**Method:** Sold Before Auction  
**Date:** 20/04/2022  
**Property Type:** House (Res)  
**Land Size:** 361 sqm approx  
**Agent Comments:** Comparable location, superior presentation and renovation, inferior land size.



**11 Davies Street, Moonee Ponds 3039 (REI)**  
**4 Bed 1 Bath 1 Car**  
**Price:** \$1,675,000  
**Method:** Auction Sale  
**Date:** 19/03/2022  
**Property Type:** House (Res)  
**Land Size:** 453 sqm approx  
**Agent Comments:** Comparable location, superior presentation and finishes, inferior land size.



**1 Ormond Road, Moonee Ponds 3039 (REI/VG)**  
**4 Bed 2 Bath 2 Car**  
**Price:** \$1,605,000  
**Method:** Sold Before Auction  
**Date:** 14/03/2022  
**Property Type:** House (Res)  
**Land Size:** 469 sqm approx  
**Agent Comments:** superior presentation, superior internal size and accommodation, inferior location and 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

4 Filson 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 \$1,570,000 & \$1,650,000

#### Median sale price

Median price \$1,750,000 House x Suburb Ascot Vale

Period - From 01/01/2022 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
123 The Parade, ASCOT VALE 3032	\$1,680,500	20/04/2022
11 Davies Street, MOONEE PONDS 3039	\$1,675,000	19/03/2022
1 Ormond Road, MOONEE PONDS 3039	\$1,605,000	14/03/2022

This Statement of Information was prepared on:

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