

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34 Bloomfield Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$1,130,000

Median sale price

Median price

\$1,352,500

Property Type

House

Suburb

Ascot Vale

Period - From

28/06/2023

to

27/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	114 Shields St FLEMINGTON 3031	\$1,120,000	01/03/2024
2	45 Canterbury St FLEMINGTON 3031	\$1,100,000	18/05/2024
3	57 Dunlop Av ASCOT VALE 3032	\$1,080,000	08/06/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/06/2024 09:12



2 1 0

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,130,000
Median House Price
28/06/2023 - 27/06/2024: \$1,352,500

Comparable Properties



114 Shields St FLEMINGTON 3031 (REI)

Agent Comments

2 1 -

Price: \$1,120,000
Method: Sold Before Auction
Date: 01/03/2024
Property Type: House (Res)



45 Canterbury St FLEMINGTON 3031 (REI)

Agent Comments

2 1 -

Price: \$1,100,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)



57 Dunlop Av ASCOT VALE 3032 (REI)

Agent Comments

4 2 5

Price: \$1,080,000
Method: Auction Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 428 sqm approx