

65 Kent Street, Ascot Vale Vic 3032



2 Bed 1 Bath - Car

Property Type: House (Previously Occupied - Detached)

Land Size: 119 sqm approx

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

Year ending December 2024:

\$1,368,000

Comparable Properties



120 Pin Oak Crescent, Flemington 3031 (REI/VG)

2 Bed 1 Bath - Car

Price: \$800,000

Method: Private Sale

Date: 05/12/2024

Property Type: House (Res)

Land Size: 116 sqm approx

Agent Comments: Comparable location, comparable size, comparable presentation



18 Lambeth Street, Kensington 3031 (REI/VG)

2 Bed 1 Bath - Car

Price: \$800,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)

Land Size: 123 sqm approx

Agent Comments: Inferior location, comparable size, superior presentation



22 Marwick Street, Flemington 3031 (REI/VG)

2 Bed 1 Bath - Car

Price: \$780,000

Method: Auction Sale

Date: 07/09/2024

Rooms: 3

Property Type: House (Res)

Land Size: 149 sqm approx

Agent Comments: Superior location, inferior presentation, comparable 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

65 Kent Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,368,000 House x Suburb Ascot Vale

Period - From 01/01/2024 to 31/12/2024 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
120 Pin Oak Crescent, FLEMINGTON 3031	\$800,000	05/12/2024
18 Lambeth Street, KENSINGTON 3031	\$800,000	05/10/2024
22 Marwick Street, FLEMINGTON 3031	\$780,000	07/09/2024

This Statement of Information was prepared on:

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