

19 Myrnong Crescent, Ascot Vale Vic 3032



4 Bed 2 Bath 2 Car
Property Type: House (Res)
Land Size: 390 sqm approx
Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 Year ending December 2023:
 \$1,370,000

Comparable Properties



2 McCully Street, Ascot Vale 3032 (REI/VG)
3 Bed 2 Bath 2 Car
Price: \$1,780,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 381 sqm approx
Agent Comments: Comparable location, comparable land size, Comparable presentation presentation.



29 Sydney Street, Ascot Vale 3032 (REI/VG)
3 Bed 1 Bath 2 Car
Price: \$1,720,000
Method: Sold Before Auction
Date: 19/10/2023
Property Type: House (Res)
Land Size: 471 sqm approx
Agent Comments: Comparable location, inferior presentation, superior land size



43 Moore Street, Moonee Ponds 3039 (REI/VG)
3 Bed 2 Bath 1 Car
Price: \$1,635,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 426 sqm approx
Agent Comments: Inferior size, inferior presentation, inferior 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*

Property offered for sale

Address
Including suburb or locality and postcode

19 Myrnong Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,370,000 House x Suburb Ascot Vale

Period - From 01/01/2023 to 31/12/2023 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 |
|------------------------------------|-------------|--------------|
| 2 Mccully Street, ASCOT VALE 3032 | \$1,780,000 | 02/09/2023 |
| 29 Sydney Street, ASCOT VALE 3032 | \$1,720,000 | 19/10/2023 |
| 43 Moore Street, MOONEE PONDS 3039 | \$1,635,000 | 14/10/2023 |

This Statement of Information was prepared on:

22/01/2024 18:17