

66 Mirams Street, Ascot Vale Vic 3032



2 Bed 1 Bath – Car

Rooms: 4

Property Type: House (Res)

Land Size: 250 sqm approx

Indicative Selling Price

\$850,000 - \$920,000

Median House Price

September quarter 2024:

\$1,370,000

Comparable Properties



39 Regent Street, Ascot Vale 3032 (REI)

2 Bed 1 Bath - Car

Price: \$930,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 237 sqm approx

Agent Comments: Comparable size, comparable location, Comparable presentation



4 Sandown Road, Ascot Vale 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$860,000

Method: Auction Sale

Date: 12/10/2024

Property Type: House (Res)

Land Size: 380 sqm approx

Agent Comments: Inferior presentation, superior size, inferior location



133 Edinburgh Street, Flemington 3031 (REI/VG)

2 Bed 1 Bath - Car

Price: \$860,000

Method: Private Sale

Date: 24/05/2024

Property Type: House (res)

Land Size: 190 sqm approx

Agent Comments: Inferior size, superior location, comparable presentation

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

66 Mirams Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$850,000

&

\$920,000

Median sale price

Median price

\$1,370,000

House

x

Suburb

Ascot Vale

Period - From

01/07/2024

to

30/09/2024

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
39 Regent Street, ASCOT VALE 3032	\$930,000	19/10/2024
4 Sandown Road, ASCOT VALE 3032	\$860,000	12/10/2024
133 Edinburgh Street, FLEMINGTON 3031	\$860,000	24/05/2024

This Statement of Information was prepared on:

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