

46 Moonee Street, Ascot Vale Vic 3032



2 Bed 1 Bath - Car
Rooms: 4
Property Type: House
Land Size: 173 sqm approx
Indicative Selling Price
 \$1,170,000 - \$1,250,000
Median House Price
 December quarter 2022:
 \$1,480,000

Comparable Properties



58 The Parade, Ascot Vale 3032 (RE)
2 Bed 1 Bath - Car
Price: \$1,250,000
Method: Private Sale
Date: 20/02/2023
Property Type: House
Agent Comments: Larger land size, superior location, inferior presentation



76 The Parade, Ascot Vale 3032 (VG)
2 Bed 1 Bath - Car
Price: \$1,200,000
Method: Sale
Date: 13/02/2023
Property Type: House (Res)
Land Size: 231 sqm approx
Agent Comments: Larger land, inferior presentation, comparable location



18 Brixton Street, Flemington 3031 (REI)
3 Bed 1 Bath 2 Car
Price: \$1,200,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Agent Comments: Larger land and was a 3 bedroom home but inferior presentation. Comparable 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

46 Moonee Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,170,000 & \$1,250,000

Median sale price

Median price \$1,480,000 House x Suburb Ascot Vale

Period - From 01/10/2022 to 31/12/2022 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
58 The Parade, ASCOT VALE 3032	\$1,250,000	20/02/2023
76 The Parade, ASCOT VALE 3032	\$1,200,000	13/02/2023
18 Brixton Street, FLEMINGTON 3031	\$1,200,000	25/02/2023

This Statement of Information was prepared on:

03/04/2023 13:06