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

13 Regent Street, Ascot Vale Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,300,000		&		\$1,430,0	00		
Median sale price								
Median price	\$1,370,000	Pro	operty Type	Hou	se		Suburb	Ascot Vale
Period - From	23/06/2024	to	22/06/2025		So	urce	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	30 Bowen St MOONEE PONDS 3039	\$1,306,000	07/06/2025
2	15 Federation St ASCOT VALE 3032	\$1,400,000	30/04/2025
3	48 Moonee St ASCOT VALE 3032	\$1,357,500	28/03/2025

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:

23/06/2025 11:15









Property Type: Agent Comments Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price 23/06/2024 - 22/06/2025: \$1,370,000

Comparable Properties

30 Bowen St MOONEE PONDS 3039 (REI) 1 2 2 1 2 Price: \$1,306,000 Method: Sold Before Auction Date: 07/06/2025 Property Type: House (Res)	Agent Comments
15 Federation St ASCOT VALE 3032 (REI) 3 1 1 1 Price: \$1,400,000 Method: Sold Before Auction Date: 30/04/2025 Property Type: House (Res) Land Size: 404 sqm approx	Agent Comments
48 Moonee St ASCOT VALE 3032 (REI) → 3 → 2 → - Price: \$1,357,500 Method: Sold Before Auction Date: 28/03/2025 Property Type: House	Agent Comments

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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