

# 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

1a Adelaide Street, Ascot Vale Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$800,000

### Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Ascot Vale

Period - From

01/07/2024

to

30/09/2024

Source

REIV

### 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.

|   | Address of comparable property   | Price     | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 15 Evans St MOONEE PONDS 3039    | \$806,500 | 05/10/2024   |
| 2 | 23 Newmarket Way FLEMINGTON 3031 | \$805,000 | 21/08/2024   |
| 3 | 125f Victoria St FLEMINGTON 3031 | \$845,000 | 17/08/2024   |

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:

12/10/2024 12:27

1a Adelaide Street, Ascot Vale Vic 3032

LOVE & CO

Eric Brown

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**Indicative Selling Price**

\$800,000

**Median House Price**

September quarter 2024: \$1,370,000



2 1 1

**Property Type:** Home

Agent Comments

## Comparable Properties



**15 Evans St MOONEE PONDS 3039 (REI)**

Agent Comments

2 2 1

**Price:** \$806,500

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Townhouse (Res)



**23 Newmarket Way FLEMINGTON 3031 (REI)**

Agent Comments

2 1 1

**Price:** \$805,000

**Method:** Private Sale

**Date:** 21/08/2024

**Property Type:** Townhouse (Single)



**125f Victoria St FLEMINGTON 3031 (REI)**

Agent Comments

2 1 1

**Price:** \$845,000

**Method:** Auction Sale

**Date:** 17/08/2024

**Property Type:** Townhouse (Single)

**Account - Love & Co**



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