

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

2 Filson Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Ascot Vale

Period - From

01/04/2024

to

31/03/2025

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 | 110 Baroda St TRAVANCORE 3032 | \$2,025,000 | 29/03/2025 |
| 2 | 91 Fenton St ASCOT VALE 3032 | \$1,985,000 | 04/03/2025 |
| 3 | 15 South St ASCOT VALE 3032 | \$1,951,000 | 01/03/2025 |

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:

14/05/2025 14:04



Property Type: House (Previously Occupied - Detached)
Land Size: 518 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
Year ending March 2025: \$1,400,000

Comparable Properties



110 Baroda St TRAVANCORE 3032 (REI)

Agent Comments



Price: \$2,025,000
Method: Private Sale
Date: 29/03/2025
Property Type: House



91 Fenton St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,985,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 623 sqm approx



15 South St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,951,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)

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



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