

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

62 South Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

Ascot Vale

Period - From

01/04/2024

to

30/06/2024

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	29 Lucknow St TRAVANCORE 3032	\$2,450,000	21/05/2024
2	11 Grandview St MOONEE PONDS 3039	\$2,516,000	04/05/2024
3	57 The Parade ASCOT VALE 3032	\$2,550,000	24/04/2024

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:

24/09/2024 15:11

Dylan Francis
0421 023 832
dylan@whitefoxrealestate.com.au



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
June quarter 2024: \$1,320,000

Comparable Properties



29 Lucknow St TRAVANCORE 3032 (REI/VG)

4 2 2

Price: \$2,450,000
Method: Sold Before Auction
Date: 21/05/2024
Property Type: House (Res)
Land Size: 692 sqm approx

Agent Comments
Great comparable as both properties are four bed, double front brick facade homes.



11 Grandview St MOONEE PONDS 3039 (REI/VG)

4 2 4

Price: \$2,516,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 759 sqm approx

Agent Comments
Great comparable as both properties are four bed, double front homes. Even though 11 Grandview Street, Moonee Ponds is located in the next suburb, we still believe it is a good comparable.



57 The Parade ASCOT VALE 3032 (REI)

5 3 2

Price: \$2,550,000
Method: Sold Before Auction
Date: 24/04/2024
Property Type: House (Res)

Agent Comments
Good comparable as both properties are double front homes located in Ascot Vale. Even though 57 The Parade is a 5 bedroom home and the facade is not brick, we still believe it is a strong comparable.