

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

1 Bloomfield Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,362,500 Property Type House Suburb Ascot Vale

Period - From 01/10/2023 to 31/12/2023 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	50 Edinburgh St FLEMINGTON 3031	\$1,460,000	07/12/2023
2	6 Sandown Rd ASCOT VALE 3032	\$1,389,000	16/03/2024
3	15 Regent St ASCOT VALE 3032	\$1,320,000	02/12/2023

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:

03/04/2024 19:09

1 Bloomfield Road, Ascot Vale Vic 3032

**Jellis
Craig**

Simon Mason
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 3  1  1

Rooms: 5
Property Type: House (Res)
Land Size: 279 sqm approx
Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

December quarter 2023: \$1,362,500

Renovated Edwardian on Rothwell Hill comprising of three bedrooms, one bathroom, open plan living and dining with off street parking via ROW.

Comparable Properties



50 Edinburgh St FLEMINGTON 3031 (REI/VG)

 3  1  -

Price: \$1,460,000
Method: Sold Before Auction
Date: 07/12/2023
Property Type: House (Res)
Land Size: 260 sqm approx

Agent Comments

Comparable Accommodation.



6 Sandown Rd ASCOT VALE 3032 (REI)

 3  2  2

Price: \$1,389,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

Agent Comments

Superior accommodation, inferior location.



15 Regent St ASCOT VALE 3032 (REI/VG)

 3  1  1

Price: \$1,320,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments

Comparable accommodation, inferior location.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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