

# 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

11 Bloomfield Road, Ascot Vale Vic 3032

### Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$1,370,000

Property Type House

Suburb Ascot Vale

Period - From 08/08/2022

to 07/08/2023

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	6 Burton Cr ASCOT VALE 3032	\$1,940,000	23/05/2023
2	9 Harding St ASCOT VALE 3032	\$1,750,000	24/03/2023
3	42 Brisbane St ASCOT VALE 3032	\$1,730,000	19/06/2023

**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:

08/08/2023 09:15



**Property Type:** House  
**Land Size:** 613 sqm approx

**Agent Comments**

Original 3 bedroom Californian bungalow 613m2

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

08/08/2022 - 07/08/2023: \$1,370,000

## Comparable Properties



**6 Burton Cr ASCOT VALE 3032 (REI)**



**Price:** \$1,940,000  
**Method:** Sold Before Auction  
**Date:** 23/05/2023  
**Property Type:** House (Res)

**Agent Comments**

Fully renovated double story 4 bedroom home, further away from Rothwell Hill/train less land 438m2



**9 Harding St ASCOT VALE 3032 (REI/VG)**



**Price:** \$1,750,000  
**Method:** Sold Before Auction  
**Date:** 24/03/2023  
**Property Type:** House (Res)  
**Land Size:** 563 sqm approx

**Agent Comments**

Similar accommodation on a smaller block



**42 Brisbane St ASCOT VALE 3032 (REI/VG)**



**Price:** \$1,730,000  
**Method:** Private Sale  
**Date:** 19/06/2023  
**Property Type:** House  
**Land Size:** 307 sqm approx

**Agent Comments**

Less land, fully renovated home, inferior location