

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 Crown Terrace, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,680,000 & \$1,800,000

Median sale price

Median price \$1,355,000 Property Type House Suburb Ascot Vale

Period - From 02/02/2023 to 01/02/2024 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	5 Orford St MOONEE PONDS 3039	\$1,850,000	09/10/2023
2	7 Nairn Av ASCOT VALE 3032	\$1,760,000	04/11/2023
3	16 Waverley St ABERFELDIE 3040	\$1,675,000	29/11/2023

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:

02/02/2024 18:04



Property Type: House
Land Size: 572 sqm approx

Agent Comments

Spacious family home on sizable allotment with pool

Indicative Selling Price

\$1,680,000 - \$1,800,000

Median House Price

02/02/2023 - 01/02/2024: \$1,355,000

Comparable Properties



5 Orford St MOONEE PONDS 3039 (REI/VG)



Price: \$1,850,000
Method: Private Sale
Date: 09/10/2023
Property Type: House
Land Size: 548 sqm approx

Agent Comments

Superior accommodation with pool in an inferior location.



7 Nairn Av ASCOT VALE 3032 (REI)



Price: \$1,760,000
Method: Sold Before Auction
Date: 04/11/2023
Property Type: House (Res)

Agent Comments

Superior accommodation on an inferior allotment of land.



16 Waverley St ABERFELDIE 3040 (REI/VG)



Price: \$1,675,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 613 sqm approx

Agent Comments

Superior accommodation with pool in an inferior (main road) location