Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 11 Crown Terrace, Ascot Vale Vic 3032 |
|----------------------|---------------------------------------|
| Including suburb and | |
| postcode | |
| | |

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 | Pro | perty 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

| 7,01 | aress of comparable property | 1 1100 | 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 |
|--|------------------|



Date of sale



Jerome Feery (03) 8378 0514 0438 733 803 jeromefeery@jelliscraig.com.au

> **Indicative Selling Price** \$1,680,000 - \$1,800,000 **Median House Price**

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





Property Type: House Land Size: 572 sqm approx

Agent Comments

Spacious family home on sizable allotment with pool

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 Land Size: 613 sqm approx Agent Comments

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

Date: 29/11/2023 Property Type: House

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.