

## 12 Newsom Street, Ascot Vale Vic 3032



**2 Bed 1 Bath 2 Car**  
**Property Type:** House  
**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 December quarter 2023:  
 \$1,362,500

## Comparable Properties



**28 Rothwell Street, Ascot Vale 3032 (REI)**  
**2 Bed 1 Bath 2 Car**  
**Price:** \$1,030,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Agent Comments:** Larger home with 3 bedrooms, Superior presentation, comparable location, inferior land size



**1 Selbourne Street, Ascot Vale 3032 (VG)**  
**2 Bed 1 Bath - Car**  
**Price:** \$950,000  
**Method:** Sale  
**Date:** 27/10/2023  
**Property Type:** House (Res)  
**Land Size:** 202 sqm approx  
**Agent Comments:** Smaller land but in a more preferred location, closer to cafes and train. Needs full renovation.



**136 Epsom Road, Ascot Vale 3032 (REI/VG)**  
**2 Bed 1 Bath 2 Car**  
**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 343 sqm approx  
**Agent Comments:** Similar land size, superior presentation, updated approx 20 years ago. Main road inferior location

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

12 Newsom Street, 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

\$900,000

&

\$990,000

#### Median sale price

Median price

\$1,362,500

House

x

Suburb

Ascot Vale

Period - From

01/10/2023

to

31/12/2023

Source

REIV

#### Comparable property sales

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
28 Rothwell Street, ASCOT VALE 3032	\$1,030,000	02/03/2024
1 Selbourne Street, ASCOT VALE 3032	\$950,000	27/10/2023
136 Epsom Road, ASCOT VALE 3032	\$925,000	25/11/2023

This Statement of Information was prepared on:

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