

## 13 Nairn Avenue, Ascot Vale Vic 3032



**4 Bed 1 Bath 2 Car**  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx  
**Indicative Selling Price**  
 \$1,600,000 - \$1,700,000  
**Median House Price**  
 Year ending December 2023:  
 \$1,370,000

## Comparable Properties



**7 Nairn Avenue, Ascot Vale 3032 (REI/VG)**  
**4 Bed 2 Bath 2 Car**  
**Price:** \$1,760,000  
**Method:** Sold Before Auction  
**Date:** 04/11/2023  
**Property Type:** House (Res)  
**Land Size:** 511 sqm approx  
**Agent Comments:** Superior presentation, Comparable land size, same location, superior accommodation with second bathroom



**11 Crown Terrace, Ascot Vale 3032 (REI)**  
**4 Bed 1 Bath 2 Car**  
**Price:** \$1,690,000  
**Method:** Sold Before Auction  
**Date:** 29/02/2024  
**Property Type:** House (Res)  
**Land Size:** 572 sqm approx  
**Agent Comments:** Superior presentation, inferior location comparable land size



**6 Archer Avenue, Ascot Vale 3032 (REI)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$1,675,000  
**Method:** Sold Before Auction  
**Date:** 18/01/2024  
**Property Type:** House (Res)  
**Agent Comments:** Comparable presentation, comparable location, superior land size

## 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

13 Nairn Avenue, Ascot Vale Vic 3032
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#### Indicative selling price

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

Range between 

\$1,600,000
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 & 

\$1,700,000
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#### Median sale price

Median price 

\$1,370,000
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 House 

x
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 Suburb 

Ascot Vale
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Period - From 

01/01/2023
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 to 

31/12/2023
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 Source 

REIV
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#### 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
7 Nairn Avenue ASCOT VALE 3032	\$1,760,000	04/11/2023
11 Crown Terrace, ASCOT VALE 3032	\$1,690,000	29/02/2024
6 Archer Avenue, ASCOT VALE 3032	\$1,675,000	18/01/2024

This Statement of Information was prepared on:

09/04/2024 10:18
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