

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

175 Kent Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$930,000 & \$970,000

Median sale price

Median price \$1,370,000 Property Type House Suburb Ascot Vale

Period - From 01/01/2023 to 31/12/2023 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	71 Princes St FLEMINGTON 3031	\$977,000	08/02/2024
2	19 The Crescent ASCOT VALE 3032	\$970,000	23/02/2024
3	13 McConnell St KENSINGTON 3031	\$945,000	23/03/2024

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:

11/04/2024 21:57



2 1 1

Property Type: House

Agent Comments

Immaculate home with front and rear courtyards and secure car parking at rear

Indicative Selling Price

\$930,000 - \$970,000

Median House Price

Year ending December 2023: \$1,370,000

Comparable Properties



71 Princes St FLEMINGTON 3031 (REI)

2 1 -

Price: \$977,000

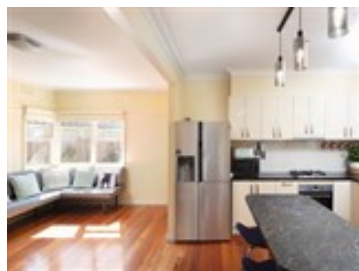
Method: Sold Before Auction

Date: 08/02/2024

Property Type: House (Res)

Agent Comments

Comparable accommodation Terrace home. No parking.



19 The Crescent ASCOT VALE 3032 (REI)

2 2 1

Price: \$970,000

Method: Sold Before Auction

Date: 23/02/2024

Property Type: House (Res)

Agent Comments

Additional bathroom in superior location however a far less advanced home.



13 McConnell St KENSINGTON 3031 (REI)

2 1 -

Price: \$945,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Agent Comments

Superior location. Overall a smaller home with no parking.