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

2 Monash Street, Ascot Vale Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,370,000	Property Type Hou		Hou	se		Suburb	Ascot Vale	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	24 Elliott St ASCOT VALE 3032	\$1,301,000	03/12/2023
2	136 Eglinton St MOONEE PONDS 3039	\$1,100,000	15/12/2023
3	30 Raleigh Rd MARIBYRNONG 3032	\$1,050,000	29/01/2024

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:

12/04/2024 13:53



2 Monash Street, Ascot Vale Vic 3032



Simon Mason (03) 8378 0507 0439 617 844 simonmason@jelliscraig.com.au





Property Type: House Land Size: 556 approx sqm approx

Agent Comments

Californian bungalow in very original condition.

Indicative Selling Price \$1,100,000 - \$1,200,000

Median House Price Year ending December 2023: \$1,370,000

Comparable Properties

	24 Elliott St ASCOT VALE 3032 (REI/VG) 2 1 2 4 Price: \$1,301,000 Method: Private Sale Date: 03/12/2023 Property Type: House Land Size: 511 sqm approx	Agent Comments Comparable Accommodation and Land Size. Home in far superior condition, both internally and externally.
	136 Eglinton St MOONEE PONDS 3039 (REI/VG) Image: State of the state	Agent Comments Superior location and condition of home, Comparable Accommodation. Inferior land size.
Contractions	30 Raleigh Rd MARIBYRNONG 3032 (REI/VG) 3 2 2 2 Price: \$1,050,000 Method: Private Sale Date: 29/01/2024 Property Type: House Land Size: 650 sqm approx	Agent Comments Superior allotment of land in an inferior location.

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





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