

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 between \$1,100,000 & \$1,200,000

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	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



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)



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)**



Price: \$1,100,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 404 sqm approx

Agent Comments

Superior location and condition of home,
Comparable Accommodation. Inferior land size.



30 Raleigh Rd MARIBYRNONG 3032 (REI/VG)



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.