

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

20 KINGSTON AVENUE ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Ascot Vale

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

6 SANDOWN ROAD ASCOT VALE VIC 3032	\$1,389,000	16-Mar-24
188 ST LEONARDS ROAD ASCOT VALE VIC 3032	\$1,375,000	28-Feb-24
21 MUNRO STREET ASCOT VALE VIC 3032	\$1,385,000	02-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 20 March 2024



**6 SANDOWN ROAD ASCOT VALE
 VIC 3032**

3 2 2

Sold Price ^{RS} **\$1,389,000** Sold Date **16-Mar-24**

Distance **1.48km**



**188 ST LEONARDS ROAD ASCOT
 VALE VIC 3032**

3 1 -

Sold Price ^{RS} **\$1,375,000** Sold Date **28-Feb-24**

Distance **1.15km**



**21 MUNRO STREET ASCOT VALE
 VIC 3032**

3 1 1

Sold Price **\$1,385,000** Sold Date **02-Dec-23**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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