

# 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

22 Geddes Street, Ascot Vale Vic 3032

### Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

### 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	46 Vine St MOONEE PONDS 3039	\$1,880,000	11/12/2023
2	39 Norwood Cr MOONEE PONDS 3039	\$1,783,000	28/09/2023
3	7 Nairn Av ASCOT VALE 3032	\$1,760,000	04/11/2023

**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:

05/02/2024 22:21



**Property Type:** House  
**Land Size:** 697 approx. sqm approx

**Agent Comments**

Spacious family home with workshop on flat block with ample off street parking

**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

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

## Comparable Properties



**46 Vine St MOONEE PONDS 3039 (REI)**



**Price:** \$1,880,000  
**Method:** Private Sale  
**Date:** 11/12/2023  
**Property Type:** House

**Agent Comments**

More advanced renovation. Comparable accommodation on a smaller allotment of land in an inferior location.



**39 Norwood Cr MOONEE PONDS 3039 (REI/VG)**



**Price:** \$1,783,000  
**Method:** Private Sale  
**Date:** 28/09/2023  
**Property Type:** House  
**Land Size:** 699 sqm approx

**Agent Comments**

Comparable accommodation on a near identical block size. Inferior location being next to train line.



**7 Nairn Av ASCOT VALE 3032 (REI)**



**Price:** \$1,760,000  
**Method:** Sold Before Auction  
**Date:** 04/11/2023  
**Property Type:** House (Res)

**Agent Comments**

Comparable accommodation on inferior land size.