

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

26 Ormond Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$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	126 Epsom Rd ASCOT VALE 3032	\$1,260,000	22/12/2023
2	1/85 Maribyrnong Rd ASCOT VALE 3032	\$1,175,000	02/12/2023
3	98 Epsom Rd ASCOT VALE 3032	\$1,175,000	13/12/2023

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:

27/03/2024 06:24



Property Type: House (Res)

Land Size: 306 approx. sqm approx

Agent Comments

Updated home with attic/loft

Comparable Properties



126 Epsom Rd ASCOT VALE 3032 (REI/VG)



Agent Comments

Comparable accommodation and land size.

Price: \$1,260,000

Method: Private Sale

Date: 22/12/2023

Property Type: House (Res)

Land Size: 319 sqm approx



1/85 Maribyrnong Rd ASCOT VALE 3032 (REI/VG)



Agent Comments

Comparable accommodation with large front yard also positioned on main road.

Price: \$1,175,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)



98 Epsom Rd ASCOT VALE 3032 (REI/VG)



Agent Comments

Comparable accommodation and land size.

Price: \$1,175,000

Method: Private Sale

Date: 13/12/2023

Property Type: House

Land Size: 282 sqm approx