#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	26 Ormond Road, Ascot Vale Vic 3032
Including suburb and	
postcode	

#### 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	Pro	perty 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

Auc	areas or comparable property	1 1100	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



Date of sale



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> **Indicative Selling Price** \$1,200,000

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

Property Type: House (Res) Land Size: 306 approx. sqm

**Agent Comments** 

Updated home with attic/loft

## Comparable Properties



126 Epsom Rd ASCOT VALE 3032 (REI/VG)





Price: \$1,260,000 Method: Private Sale Date: 22/12/2023

Property Type: House (Res) Land Size: 319 sqm approx

Agent Comments

Comparable accommodation and land size.



1/85 Maribyrnong Rd ASCOT VALE 3032

(REI/VG)

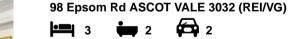


Price: \$1,175,000 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res)

Agent Comments

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



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

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