28 Rothwell Street, Ascot Vale VIC 3032

3 Bed 1 Bath 2 Car
Property Type: House
Indicative Selling Price
$980,000 - $1,050,000
Median House Price
01/02/2023-31/01/2024:
$1,315,000

Comparable Properties

136 Epsom Road, Ascot Vale 3032 (REI/VG)
3 Bed 1 Bath 2 Car
Price: $925,000
Method: Private Sale
Date: 25/11/2023
Property Type: House
Land Size: 343 sqm
Agent Comments: Inferior location, superior presentation, comparable size

1 Selbourne Street, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath - Car
Price: $950,000
Method:
Date: 27/10/2023
Property Type: House
Land Size: 202 sqm
Agent Comments: Superior location, inferior size, comparable presentation

39 Francis Street, Ascot Vale 3032 (REI/VG)
3 Bed 1 Bath 1 Car
Price: $1,050,000
Method:
Date: 03/08/2023
Property Type: House
Land Size: 332 sqm
Agent Comments: Comparable location, comparable presentation comparable size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

28 Rothwell Street, Ascot Vale 3032

Indicative selling price

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

Range between | $980,000 | & | $1,050,000

Median sale price

Median price | $1,315,000 | House | x | Suburb | Ascot Vale

Period - From | 01/02/2023 | to | 31/01/2024 | Source | REIV

Comparable property sales

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
136 Epsom Road, Ascot Vale Vic 3032	$925,000	25/11/2023
1 Selbourne Street, Ascot Vale Vic 3032	$950,000	27/10/2023
39 Francis Street, Ascot Vale Vic 3032	$1,050,000	03/08/2023

This Statement of Information was prepared on: | 12/02/2024