

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

3 Harding Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$1,377,500 Property Type House Suburb Ascot Vale

Period - From 01/04/2023 to 31/03/2024 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	100 Francis St ASCOT VALE 3032	\$980,000	14/05/2024
2	175 Kent St ASCOT VALE 3032	\$960,000	13/05/2024
3	13 McConnell St KENSINGTON 3031	\$945,000	23/03/2024

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:

02/07/2024 16:04



Property Type: House

Agent Comments

Updated single fronted home.

Comparable Properties



100 Francis St ASCOT VALE 3032 (REI)



Agent Comments

Additional bedroom and parking. 3rd bedroom on the smaller side. Comparably sized homes.

Price: \$980,000

Method: Private Sale

Date: 14/05/2024

Property Type: House



175 Kent St ASCOT VALE 3032 (REI)



Agent Comments

Comparable accommodation with parking in an inferior location.

Price: \$960,000

Method: Sold Before Auction

Date: 13/05/2024

Property Type: House (Res)



13 McConnell St KENSINGTON 3031 (REI/VG)



Agent Comments

Comparable accommodation. Small bathroom off kitchen on a smaller land size.

Price: \$945,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 113 sqm approx