

30 Fenton Street, Ascot Vale, VIC 3032



3 Bed, 1 Bath

Property Type:

Divorce/Estate/Family Transfers

Land Size: 295 sqm approx

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

March quarter 2024: \$1,446,000

Comparable Properties



81 Francis Street, ASCOT VALE 3032 (REI)

4 Bed, 2 Bath, 1 Car

Price: \$1,560,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House

Agent Comments: Inferior location, superior size, superior presentation



1 Bloomfield Road, ASCOT VALE 3032 (REI)

3 Bed, 1 Bath, 1 Car

Price: \$1,540,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Agent Comments: Comparable size, comparable finishes, inferior location



5 Fenton Street, ASCOT VALE 3032 (REI/VG)

2 Bed, 1 Bath, 1 Car

Price: \$1,480,000

Method: Sold Before Auction

Date: 14/03/2024

Property Type: House (Res)

Land Size: 296 sqm approx

Agent Comments: Comparable location, inferior finishes, comparable size, superior car access

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

30 Fenton Street, Ascot Vale, VIC 3032
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Indicative selling price

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

Range between &

Median sale price

Median price House Suburb

Period - From to Source

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
81 Francis Street, ASCOT VALE 3032	\$1,560,000	27/04/2024
1 Bloomfield Road, ASCOT VALE 3032	\$1,540,000	18/05/2024
5 Fenton Street, ASCOT VALE 3032	\$1,480,000	14/03/2024

This Statement of Information was prepared on: