

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

33 Fenton Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,446,000 Property Type House Suburb Ascot Vale

Period - From 01/01/2024 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	4 Ailsa St ASCOT VALE 3032	\$2,075,000	01/06/2024
2	19 Myrnong Cr ASCOT VALE 3032	\$1,877,000	14/02/2024
3	2 Grandison St MOONEE PONDS 3039	\$1,850,000	15/06/2024

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:

17/06/2024 12:00



 4  2  1

Property Type: House (Res)

Land Size: 361 sqm approx

Agent Comments

Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

March quarter 2024: \$1,446,000

Comparable Properties



4 Ailsa St ASCOT VALE 3032 (REI)

Agent Comments

 4  2  2

Price: \$2,075,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)



19 Myrnong Cr ASCOT VALE 3032 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,877,000

Method: Sold Before Auction

Date: 14/02/2024

Property Type: House (Res)

Land Size: 390 sqm approx



2 Grandison St MOONEE PONDS 3039 (REI)

Agent Comments

 4  2  -

Price: \$1,850,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655