

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

4 Ailsa Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$2,100,000 & \$2,250,000

Median sale price

Median price \$1,362,500 Property Type House Suburb Ascot Vale

Period - From 01/10/2023 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	Price	Date of sale
1	48 Steele St MOONEE PONDS 3039	\$2,320,000	02/12/2023
2	61 Middle St ASCOT VALE 3032	\$2,215,000	07/11/2023
3	11 Myrnong Cr ASCOT VALE 3032	\$2,175,000	30/11/2023

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:

16/02/2024 11:13



Property Type: House (Res)

Agent Comments

Renovated double fronted home offering 4 bed, 2 bath, 2 living, 2 car & pool.

Indicative Selling Price

\$2,100,000 - \$2,250,000

Median House Price

December quarter 2023: \$1,362,500

Comparable Properties



48 Steele St MOONEE PONDS 3039 (REI)



Agent Comments

Larger block without a pool located in Moonee Ponds.

Price: \$2,320,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 706 sqm approx



61 Middle St ASCOT VALE 3032 (REI/VG)



Agent Comments

Double storey home with 5 bed. More dated internally & no pool.

Price: \$2,215,000

Method: Private Sale

Date: 07/11/2023

Property Type: House

Land Size: 543 sqm approx



11 Myrnong Cr ASCOT VALE 3032 (REI/VG)



Agent Comments

Larger block with only 1 living area & no pool.

Price: \$2,175,000

Method: Private Sale

Date: 30/11/2023

Property Type: House (Res)

Land Size: 575 sqm approx