

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

44 Munro Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,370,000

Property Type House

Suburb Ascot Vale

Period - From 01/01/2023

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	15 Norfolk St MOONEE PONDS 3039	\$1,200,000	19/03/2024
2	22 Lee St FLEMINGTON 3031	\$1,103,000	23/03/2024
3	28 Rothwell St ASCOT VALE 3032	\$1,030,000	02/03/2024

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:

08/04/2024 10:52



Property Type: House
Land Size: 272 approx. sqm approx

Agent Comments

Spacious single fronted home with ROW access. Multiple living zones.

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending December 2023: \$1,370,000

Comparable Properties



15 Norfolk St MOONEE PONDS 3039 (REI)



Price: \$1,200,000
Method: Sold Before Auction
Date: 19/03/2024
Property Type: House (Res)

Agent Comments

Comparable accommodation. Slightly smaller footprint in great location.



22 Lee St FLEMINGTON 3031 (REI)



Price: \$1,103,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

Agent Comments

Comparable accommodation with no parking. Superior location on inferior land.



28 Rothwell St ASCOT VALE 3032 (REI)



Price: \$1,030,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)

Agent Comments

Comparable accommodation. Slightly smaller footprint. Less advanced home. *home has been updated however photo of facade is from a previous sale campaign*