## 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

#### Median sale price

Median price	\$1,370,000	Pro	perty 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
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**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** 

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



Property Type: House Land Size: 272 approx. sqm

approx

**Agent Comments** 

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

# Comparable Properties



15 Norfolk St MOONEE PONDS 3039 (REI)

**•**■ 2





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)

**-**3







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)

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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\*

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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