

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

46 Mirams Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,390,000 & \$1,490,000

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	5 Bowden St ASCOT VALE 3032	\$1,530,000	09/12/2023
2	6 Sandown Rd ASCOT VALE 3032	\$1,389,000	16/03/2024
3	188 St Leonards Rd ASCOT VALE 3032	\$1,375,000	28/02/2024

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:

21/03/2024 10:54



Property Type: House
Land Size: 446 sqm approx

Agent Comments

Immaculate home with study or 4th bedroom and north facing backyard.

Indicative Selling Price

\$1,390,000 - \$1,490,000

Median House Price

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

Comparable Properties



5 Bowden St ASCOT VALE 3032 (REI/VG)



Price: \$1,530,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 465 sqm approx

Agent Comments

Superior location on slightly larger land. Home in inferior condition (unfinished).



6 Sandown Rd ASCOT VALE 3032 (REI)



Price: \$1,389,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

Agent Comments

Inferior location and an irregular shaped block. Home offered additional bathroom and parking.



188 St Leonards Rd ASCOT VALE 3032 (REI)



Price: \$1,375,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 419 sqm approx

Agent Comments

Comparable sized block. Inferior condition. Close to main road.