## 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 betweer	n \$1,390,000		&		\$1,490,000			
Median sale pi	rice							
Median price	\$1,370,000	Pro	operty Type	Hou	ISE		Suburb	Ascot Vale
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	Address of comparable property		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





(03) 8378 0514



Property Type: House Land Size: 446 sqm approx Agent Comments

0438 733 803 jeromefeery@jelliscraig.com.au **Indicative Selling Price** \$1,390,000 - \$1,490,000

**Median House Price** Year ending December 2023: \$1,370,000

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

# **Comparable Properties**





5 Bowden St ASCOT VALE 3032 (REI/VG) •**•** 3

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) **à** 2

•**•** 3

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.

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





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