

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

55 Warrick Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,446,000 Property Type House Suburb Ascot Vale

Period - From 01/01/2024 to 31/03/2024 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	22 Geddes St ASCOT VALE 3032	\$1,775,000	04/03/2024
2	89-91 Mooltan St TRAVANCORE 3032	\$1,700,000	02/03/2024
3	46 Mirams St ASCOT VALE 3032	\$1,696,000	03/04/2024

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:

03/05/2024 15:11



Property Type: House (Res)

Agent Comments

Partially updated brick veneer home on large allotment of land

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

March quarter 2024: \$1,446,000

Comparable Properties



22 Geddes St ASCOT VALE 3032 (REI)



Price: \$1,775,000

Method: Sold Before Auction

Date: 04/03/2024

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Similar land size, additional 2 extra bedrooms, additional bathroom, weatherboard home



89-91 Mooltan St TRAVANCORE 3032 (REI)



Price: \$1,700,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 785 sqm approx

Agent Comments

Larger land original home in neighbouring suburb



46 Mirams St ASCOT VALE 3032 (REI)



Price: \$1,696,000

Method: Sold Before Auction

Date: 03/04/2024

Property Type: House (Res)

Agent Comments

Partially updated 4 bedroom family home