## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 55 Warrick Street, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,600,000		&		\$1,700,000			
Median sale price								
Median price	\$1,446,000	Pro	Property Type Hou		lse		Suburb	Ascot Vale
Period - From	01/01/2024	to	31/03/2024		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.

Ado	dress 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





**Indicative Selling Price** 

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

**Median House Price** 

John Morello 8378 0500 0412 088 757 johnmorello@jelliscraig.com.au





Property Type: House (Res) March quarter 2024: \$1,446,000 Agent Comments Partially updated brick veneer home on large allotment of land

# **Comparable Properties**

22 Geddes St ASCOT VALE 3032 (REI) 5 2 6 4 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) 4 1 2 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) 4 1 1 1 Price: \$1,696,000 Method: Sold Before Auction Date: 03/04/2024 Property Type: House (Res)	Agent Comments Partially updated 4 bedroom family home

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





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