

65 Munro Street, Ascot Vale Vic 3032



4 Bed 3 Bath 2 Car

Property Type: House (Previously Occupied - Detached)

Land Size: 594 sqm approx

Indicative Selling Price

\$ 1,850,000 - \$1,950,000

Median House Price

26/03/2023 - 25/03/2024:

\$1,370,000

Comparable Properties



12 Elliott Street, Ascot Vale 3032 (REI)

5 Bed 3 Bath 3 Car

Price: \$1,990,000

Method: Private Sale

Date: 18/11/2023

Property Type: House

Agent Comments: Comparable location, superior size, comparable presentation



42 Nairn Avenue, Ascot Vale 3032 (REI)

4 Bed 3 Bath 2 Car

Price: \$1,890,000

Method: Sold Before Auction

Date: 01/03/2024

Property Type: House (Res)

Agent Comments: Inferior location, comparable finishes, comparable size



19 Myrnong Crescent, Ascot Vale 3032 (REI)

4 Bed 2 Bath 2 Car

Price: \$1,877,000

Method: Sold Before Auction

Date: 14/02/2024

Property Type: House (Res)

Agent Comments: Comparable location, inferior size, comparable presentation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

65 Munro Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,850,000

 &

\$1,950,000

Median sale price

Median price

\$1,370,000

 House

x

 Suburb

Ascot Vale

Period - From

26/03/2023

 to

25/03/2024

 Source

REIV

Comparable property sales

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
12 Elliott Street, ASCOT VALE 3032	\$1,990,000	18/11/2023
42 Nairn Avenue, ASCOT VALE 3032	\$1,890,000	01/03/2024
19 Myrnong Crescent, ASCOT VALE 3032	\$1,877,000	14/02/2024

This Statement of Information was prepared on:

26/03/2024 10:30
