7 Medley Walk, Ascot Vale Vic 3032



4 Bed 3 Bath 2 Car Property Type: House (Res) Land Size: 119 sqm approx Indicative Selling Price \$1,130,000 - \$1,200,000 Median House Price 19/06/2023 - 18/06/2024: \$1,355,000

Comparable Properties



2b Wisewould Street, Flemington 3031 (REI)

3 Bed 1 Bath 2 Car Price: \$1,220,000

Method: Sod Before Auction

Date: 09/05/2024

Property Type: House (Res)

Agent Comments: Superior location, comparable

presentation, inferior size



55 Newsom Street, Ascot Vale 3032 (REI)

3 Bed 2 Bath 2 Car Price: \$1,175,000 Method: Private Sale Date: 30/04/2024 Property Type: House

Agent Comments: Comparable size, comparable location,

comparable presentation



2/25-27 Elliott Street, Ascot Vale 3032 (REI)

3 Bed 2 Bath 2 Car Price: \$1,125,000 Method: Private Sale Date: 22/03/2024

Property Type: Townhouse (Single)

Agent Comments: Superior location, comparable

presentation, inferior size

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

	Pro	pertv	offered	for	sale
--	-----	-------	---------	-----	------

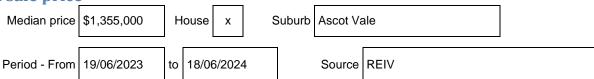
Address	
Including suburb or	7 Medley Walk, Ascot Vale Vic 3032
locality and postcode	

Indicative selling price

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

&	\$1,200,000
	&

Median sale price



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
2b Wisewould Street, FLEMINGTON 3031	\$1,220,000	09/05/2024
55 Newsom Street ASCOT VALE 3032	\$1,175,000	30/04/2024
2/25-27 Elliott Street, ASCOT VALE 3032	\$1,125,000	22/03/2024

This Statement of Information was prepared on: 19/06/2024 10:17

