

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*

Property offered for sale

Address
Including suburb or locality and postcode

7 Medley Walk, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,130,000 & \$1,200,000

Median sale price

Median price \$1,355,000 House x Suburb Ascot Vale

Period - From 19/06/2023 to 18/06/2024 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
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