

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

70 Munro Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,075,000 & \$1,175,000

Median sale price

Median price \$1,370,000 Property Type House Suburb Ascot Vale

Period - From 03/06/2023 to 02/06/2024 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	44 Munro St ASCOT VALE 3032	\$1,196,000	04/05/2024
2	26 Ormond Rd ASCOT VALE 3032	\$1,170,000	03/05/2024
3	68 Maribyrnong Rd MOONEE PONDS 3039	\$1,090,000	12/04/2024

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: 03/06/2024 10:57



3
 1
 1

Property Type: House (Res)

Land Size: 274 sqm approx

Agent Comments

Double fronted weatherboard home with neat backyard and North Facing backyard

Indicative Selling Price

\$1,075,000 - \$1,175,000

Median House Price

03/06/2023 - 02/06/2024: \$1,370,000

Comparable Properties



44 Munro St ASCOT VALE 3032 (REI)

2
 1
 1

Price: \$1,196,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Agent Comments

Positioned in same street. One less bedroom with ROW access and OSP at rear



26 Ormond Rd ASCOT VALE 3032 (REI)

3
 2
 2

Price: \$1,170,000

Method: Private Sale

Date: 03/05/2024

Property Type: House

Land Size: 306 sqm approx

Agent Comments

Superior land size and additional bathroom and parking in an inferior location



68 Maribyrnong Rd MOONEE PONDS 3039 (REI)

3
 1
 2

Price: \$1,090,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: House (Res)

Agent Comments

More advanced home with parking in an inferior location

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