

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

74 Kent Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$1,377,500

Property Type

House

Suburb

Ascot Vale

Period - From

01/04/2023

to

31/03/2024

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	117 Epsom Rd ASCOT VALE 3032	\$1,127,000	09/04/2024

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:

10/05/2024 07:44



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Property Type: House

Agent Comments

Renovated SF home with dual parking at the rear.

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

Year ending March 2024: \$1,377,500

Comparable Properties



44 Munro St ASCOT VALE 3032 (REI)



Agent Comments

Superior location on comparable land. Less advanced home with superior accommodation.

Price: \$1,196,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)



26 Ormond Rd ASCOT VALE 3032 (REI)



Agent Comments

Additional bedroom and bathroom in an inferior location.

Price: \$1,170,000

Method: Private Sale

Date: 03/05/2024

Property Type: House

Land Size: 306 sqm approx



117 Epsom Rd ASCOT VALE 3032 (REI)



Agent Comments

Inferior location on superior land. Comparable accommodation.

Price: \$1,127,000

Method: Sold Before Auction

Date: 09/04/2024

Property Type: House (Res)

Land Size: 490 sqm approx