

81 Francis Street, Ascot Vale Vic 3032



4 Bed 2 Bath 1 Car
Rooms: 6
Property Type: House (res)
Land Size: 325 sqm approx
Indicative Selling Price
 \$1,850,000 - \$2,035,000
Median House Price
 21/02/2023 – 20/02/2024:
 \$1,355,000

Comparable Properties



27 Walter Street, Ascot Vale 3032 (REI)
4 Bed 3 Bath 2 Car
Price: \$2,085,000
Method: Sold Before Auction
Date: 10/02/2024
Property Type: House
Agent Comments: Comparable finishes, superior location
 comparable land size



46 Vine Street, Moonee Ponds 3039 (REI)
4 Bed 2 Bath 1 Car
Price: \$1,880,000
Method: Private Sale
Date: 11/12/2023
Property Type: House
Agent Comments: Comparable location, comparable size,
 comparable finishes



19 Myrning 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, superior land
 size, inferior 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

81 Francis Street, Ascot Vale Vic 3032
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Indicative selling price

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

Range between

\$1,850,000

 &

\$2,035,000

Median sale price

Median price

\$1,355,000

 House

x

 Suburb

Ascot Vale

Period - From

21/02/2023

 to

20/02/2024

 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
27 Walter Street, ASCOT VALE 3032	\$2,085,000	10/02/2024
46 Vine Street, MOONEE PONDS 3039	\$1,880,000	11/12/2023
19 Myrnong Crescent, ASCOT VALE 3032	\$1,877,000	14/02/2024

This Statement of Information was prepared on:

21/02/2024 10:16
