

# 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 87 Fenton Street, Ascot Vale Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,750,000 & \$2,900,000

### Median sale price

Median price \$1,446,000 Property Type House Suburb Ascot Vale

Period - From 01/01/2024 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	46 Baroda St TRAVANCORE 3032	\$3,000,000	02/05/2024
2	875 Park St BRUNSWICK WEST 3055	\$2,850,000	26/04/2024
3	56 Ngarveno St MOONEE PONDS 3039	\$3,000,000	15/12/2023

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: 14/05/2024 14:58



 4    2    3

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 601 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,750,000 - \$2,900,000  
**Median House Price**  
March quarter 2024: \$1,446,000

## Comparable Properties



**46 Baroda St TRAVANCORE 3032 (REI)**

[Agent Comments](#)

 5    3    4

**Price:** \$3,000,000  
**Method:** Sold Before Auction  
**Date:** 02/05/2024  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**875 Park St BRUNSWICK WEST 3055 (REI)**

[Agent Comments](#)

 4    3    2

**Price:** \$2,850,000  
**Method:** Private Sale  
**Date:** 26/04/2024  
**Property Type:** House  
**Land Size:** 623 sqm approx



**56 Ngarveno St MOONEE PONDS 3039 (REI/VG)**

[Agent Comments](#)

 5    4    2

**Price:** \$3,000,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** House (Res)  
**Land Size:** 521 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655