## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 87 Fenton Street, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$2,750,000		&		\$2,900,000			
Median sale p	rice							
Median price	\$1,446,000	Pro	operty Type	Hou	se		Suburb	Ascot Vale
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress 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



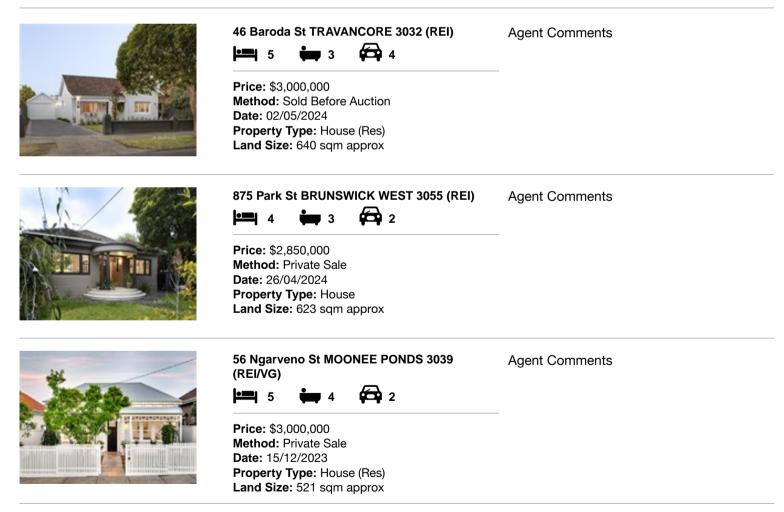






Rooms: 6 Property Type: House (Res) Land Size: 601 sqm approx Agent Comments Indicative Selling Price \$2,750,000 - \$2,900,000 Median House Price March quarter 2024: \$1,446,000

# **Comparable Properties**



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





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