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	2 Monash Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,020,000 & $1,100,000

Median sale price

Median price $1,355,000 Property Type House Suburb Ascot Vale

Period - From 28/05/2023 to 27/05/2024 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	117 Epsom Rd ASCOT VALE 3032	$1,127,000	09/04/2024
2	136 Eglinton St MOONEE PONDS 3039	$1,100,000	15/12/2023
3	30 Raleigh Rd MARIBYRNONG 3032	$1,050,000	29/01/2024

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: 28/05/2024 11:30

2 Monash Street, Ascot Vale Vic 3032

Simon Mason
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2 1 2

Property Type: House
Land Size: 555 sqm approx

Agent Comments

Californian bungalow in very original condition

Indicative Selling Price
$1,020,000 - $1,100,000
Median House Price
28/05/2023 - 27/05/2024: $1,355,000

Comparable Properties



117 Epsom Rd ASCOT VALE 3032 (REI)

2 1 2

Price: $1,127,000
Method: Sold Before Auction
Date: 09/04/2024
Property Type: House (Res)
Land Size: 490 sqm approx

Agent Comments

Superior home in an inferior location on slightly smaller land



136 Eglinton St MOONEE PONDS 3039 (REI/VG)

3 1 1

Price: $1,100,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 404 sqm approx

Agent Comments

Superior location and condition of home, Comparable Accommodation. Inferior land size.



30 Raleigh Rd MARIBYRNONG 3032 (REI/VG)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 29/01/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Superior allotment of land in an inferior location

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