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	1 Bloomfield Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,450,000 & $1,520,000

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	83 St Leonards Rd ASCOT VALE 3032	$1,600,000	10/04/2024
2	81 Francis St ASCOT VALE 3032	$1,560,000	27/04/2024
3	65 Darling St MOONEE PONDS 3039	$1,430,000	08/02/2024

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: 08/05/2024 12:42

1 Bloomfield Road, Ascot Vale Vic 3032

Simon Mason
(03) 8378 0507
0439 617 844
simonmason@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 279 approx. sqm approx

Indicative Selling Price
$1,450,000 - $1,520,000
Median House Price
Year ending March 2024: $1,377,500

Agent Comments

Renovated Edwardian on Rothwell Hill comprising of three bedrooms, one bathroom, open plan living and dining with off street parking via ROW.

Comparable Properties



83 St Leonards Rd ASCOT VALE 3032 (REI)

4 1 1

Price: $1,600,000
Method: Private Sale
Date: 10/04/2024
Property Type: House
Land Size: 296 sqm approx

Agent Comments

Additional bedroom on a superior parcel of land. Inferior renovation.



81 Francis St ASCOT VALE 3032 (REI)

4 2 1

Price: $1,560,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)

Agent Comments

Brand new renovation with additional bedroom and bathroom on larger land in an inferior location.



65 Darling St MOONEE PONDS 3039 (VG)

2 - -

Price: $1,430,000
Method: Sale
Date: 08/02/2024
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments

Comparable accommodation with rumpus room and additional parking in an inferior location. Comparable land size.

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