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	66 Fenton Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,370,000 Property Type House Suburb Ascot Vale

Period - From 01/07/2023 to 30/06/2024 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	59 Middle St ASCOT VALE 3032	$1,165,000	31/08/2024
2	38 Epsom Rd KENSINGTON 3031	$1,018,000	24/08/2024
3	26 Kiama Rd FLEMINGTON 3031	$1,050,000	15/08/2024

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: 03/09/2024 16:32

66 Fenton Street, Ascot Vale Vic 3032

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2 1 1

Property Type: House

Agent Comments

Single fronted house that is still quite original but has been freshened up for sale.

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending June 2024: $1,370,000

Comparable Properties



59 Middle St ASCOT VALE 3032 (REI)

3 1 1

Price: $1,165,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

Agent Comments

This property is similar, has 3 bedroom, Fenton St has 2 bedrooms



38 Epsom Rd KENSINGTON 3031 (REI)

2 1 1

Price: $1,018,000
Method: Sold Before Auction
Date: 24/08/2024
Property Type: House

Agent Comments

Similar property, Fenton St is a better location



26 Kiama Rd FLEMINGTON 3031 (REI)

2 1 1

Price: $1,050,000
Method: Sold Before Auction
Date: 15/08/2024
Property Type: House (Res)

Agent Comments

Similar location and style of property

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