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	65 Fenton Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price $1,900,000

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	27 Lucknow St TRAVANCORE 3032	$2,010,000	24/08/2024
2	54 Baroda St TRAVANCORE 3032	$1,715,000	17/08/2024
3	33 Fenton St ASCOT VALE 3032	$2,000,000	20/07/2024

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: 28/08/2024 10:14

65 Fenton Street, Ascot Vale Vic 3032

Jerome Feery
(03) 8378 0514
0438 733 803
jeromefeery@jelliscraig.com.au



4 2 2

Property Type: House (Res)
Land Size: 604 Approx . sqm approx

Indicative Selling Price
$1,900,000
Median House Price
Year ending June 2024: $1,370,000

Agent Comments

Spacious family home with north facing orientation with nice views. Positioned on lane way with ROW.

Comparable Properties



27 Lucknow St TRAVANCORE 3032 (REI)

3 1 2

Price: $2,010,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)

Agent Comments

Comparable location, superior land size. Home was in original condition.



54 Baroda St TRAVANCORE 3032 (REI)

3 1 2

Price: $1,715,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

Comparable land size & location, with north facing orientation. Inferior condition throughout.



33 Fenton St ASCOT VALE 3032 (REI)

4 2 1

Price: $2,000,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)

Agent Comments

Superior condition, positioned on the same street, with the same orientation. Inferior land size.

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.