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	175 Kent Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $880,000 & $950,000

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	13 McConnell St KENSINGTON 3031	$945,000	23/03/2024
2	2 Norwood Pl FLEMINGTON 3031	$940,000	26/04/2024
3	5 Newton Pde MOONEE PONDS 3039	$840,000	04/05/2024

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 16:27

175 Kent Street, Ascot Vale Vic 3032

Jerome Feery
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2 1 1

Property Type: House

Agent Comments

Immaculate home with front and rear courtyards and secure car parking at rear

Indicative Selling Price
$880,000 - $950,000
Median House Price
Year ending March 2024: $1,377,500

Comparable Properties



13 McConnell St KENSINGTON 3031 (REI)

2 1 -

Price: $945,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

Agent Comments

Superior location. Overall a smaller home with no parking.



2 Norwood Pl FLEMINGTON 3031 (REI)

2 1 -

Price: $940,000
Method: Sold Before Auction
Date: 26/04/2024
Property Type: House

Agent Comments

Superior location. No parking. Comparable accommodation.



5 Newton Pde MOONEE PONDS 3039 (REI)

2 1 -

Price: $840,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)

Agent Comments

Inferior floorplan with no parking.

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