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	10 Harmony Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,365,000 Property Type House Suburb Ascot Vale

Period - From 01/10/2023 to 30/09/2024 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	10 The Grove ASCOT VALE 3032	$1,420,000	18/11/2024
2	232 Maribyrnong Rd MOONEE PONDS 3039	$1,450,000	16/11/2024
3	4 Gillespie Av ASCOT VALE 3032	$1,300,000	28/06/2024

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: 21/11/2024 10:10

10 Harmony Road, Ascot Vale Vic 3032

Jerome Feery
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4 2 2

Property Type: House

Agent Comments

Spacious 4 bedroom, 2 bedroom double story home

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending September 2024: $1,365,000

Comparable Properties



10 The Grove ASCOT VALE 3032 (REI)

3 3 2

Price: $1,420,000
Method: Private Sale
Date: 18/11/2024
Property Type: House

Agent Comments

Superior location, inferior size. superior interior.



232 Maribyrnong Rd MOONEE PONDS 3039 (REI)

4 2 2

Price: $1,450,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)

Agent Comments

Inferior location, similar accommodation, similar interior.



4 Gillespie Av ASCOT VALE 3032 (REI/VG)

4 2 -

Price: $1,300,000
Method: Sold Before Auction
Date: 28/06/2024
Property Type: Townhouse (Res)
Land Size: 247 sqm approx

Agent Comments

Comparable location, similar accommodation, older interior.

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