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	21 Haven Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Single price $1,100,000

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	39 Archer Av ASCOT VALE 3032	$1,080,000	03/09/2024
2			
3			

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: 11/11/2024 14:18

21 Haven Crescent, Ascot Vale Vic 3032

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3 2 2

Property Type: Townhouse (Res)

Agent Comments

Two-story 3 bedroom, 2 bathroom home.

Indicative Selling Price
$1,100,000
Median House Price
Year ending September 2024: $1,365,000

Comparable Properties



39 Archer Av ASCOT VALE 3032 (REI/VG)

3 2 2

Price: $1,080,000
Method: Private Sale
Date: 03/09/2024
Property Type: House
Land Size: 181 sqm approx

Agent Comments

Comparable location, similar accommodation, comparable land size, similar interior.

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.

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