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	85 Fenton Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $2,100,000 & $2,300,000

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	4 Roxburgh St ASCOT VALE 3032	$2,370,000	19/10/2024
2	27 Lucknow St TRAVANCORE 3032	$2,010,000	24/08/2024
3	32 Fenton St ASCOT VALE 3032	$2,334,000	05/06/2024

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: 28/11/2024 15:46

85 Fenton Street, Ascot Vale Vic 3032

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4 2 3

Property Type: House

Agent Comments

Californian Bungalow,4 bedroom,2 bathroom with multiple living areas and below-ground pool.

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending September 2024: $1,365,000

Comparable Properties



4 Roxburgh St ASCOT VALE 3032 (REI)

5 2 2

Price: $2,370,000
Method: Private Sale
Date: 19/10/2024
Property Type: House

Agent Comments

Superior location, double level, inferior interior, superior accommodation similar land size.



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

Superior location, less accommodation, inferior interior, similar land size.



32 Fenton St ASCOT VALE 3032 (REI/VG)

5 3 2

Price: $2,334,000
Method: Sold Before Auction
Date: 05/06/2024
Property Type: House (Res)
Land Size: 444 sqm approx

Agent Comments

Comparable location, superior interior, more accommodation, less land.

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