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	20 Bayview Terrace, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	8 Regent St ASCOT VALE 3032	$1,176,000	26/10/2024
2	70 Walter St ASCOT VALE 3032	$1,167,000	05/10/2024
3	34 Bloomfield Rd ASCOT VALE 3032	$1,077,500	12/07/2024

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: 12/11/2024 14:47

20 Bayview Terrace, Ascot Vale Vic 3032

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2 1

Property Type: House

Agent Comments

2-bedroom, 1-bathroom home located in the Rothwell Hill precinct.

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending September 2024: $1,365,000

Comparable Properties



8 Regent St ASCOT VALE 3032 (REI)

2 1 1

Price: $1,176,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 248 sqm approx

Agent Comments

Similar location, similar accommodation, similar land size, superior interior.



70 Walter St ASCOT VALE 3032 (REI)

2 1 2

Price: $1,167,000
Method: Sold Before Auction
Date: 05/10/2024
Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments

Similar locations, similar accommodation, superior interior. less land.



34 Bloomfield Rd ASCOT VALE 3032 (REI/VG)

2 1 -

Price: $1,077,500
Method: Private Sale
Date: 12/07/2024
Property Type: House (Res)
Land Size: 184 sqm approx

Agent Comments

Similar location, similar accommodation, similar interior, and less land.

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