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	36 Stanford Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,075,000 & $1,175,000

Median sale price

Median price $875,000 Property Type Townhouse Suburb Ascot Vale

Period - From 05/02/2024 to 04/02/2025 Source Property Data

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	21 Haven Cr ASCOT VALE 3032	$1,100,000	22/11/2024
2	39 Archer Av ASCOT VALE 3032	$1,080,000	03/09/2024
3	42 Stanford St ASCOT VALE 3032	$1,200,000	15/08/2024

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: 05/02/2025 11:14

36 Stanford Street, Ascot Vale Vic 3032

Jerome Feery
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3 2 2

Property Type: Townhouse

Agent Comments

3 Bedroom, 2 Bedroom, 2 car home.

Indicative Selling Price
$1,075,000 - $1,175,000
Median Townhouse Price
05/02/2024 - 04/02/2025: $875,000

Comparable Properties



21 Haven Cr ASCOT VALE 3032 (REI/VG)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 171 sqm approx

Agent Comments

Comparable location, similar accommodation, larger land holding, similar interior.



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, more accommodation, similar interior.

42 Stanford St ASCOT VALE 3032 (VG)

3 - -

Price: $1,200,000
Method: Sale
Date: 15/08/2024
Property Type: House (Res)
Land Size: 181 sqm approx

Agent Comments

Comparable property, similar accommodation, similar interior

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