

36 Gillespie Avenue, Ascot Vale Vic 3032



3 Bed 2 Bath 1 Car
Property Type: House
Indicative Selling Price

\$1,029,000

Median House Price
 December quarter 2018:
 \$1,245,000

Agent Comments: Family home over two levels with rear yard and lock up garage.

Comparable Properties



65 Fisher Parade, Ascot Vale 3032 (REI)

3 Bed 2 Bath 2 Car

Price: \$1,025,000

Method: Private Sale

Date: 04/01/2019

Property Type: Townhouse (Single)

Agent Comments: Multi level residence with double car garage. Third bedroom has small internal size.



34 Archer Avenue, Ascot Vale 3032 (REI)

3 Bed 2 Bath 2 Car

Price: \$975,000

Method: Private Sale

Date: 22/01/2019

Property Type: Townhouse (Single)

Agent Comments: Multi level residence with double carport and ROW. Small bedroom sizes



7/100 The Parade, Ascot Vale 3032 (REI)

3 Bed 2 Bath 2 Car

Price: \$935,000

Method: Private Sale

Date: 05/02/2019

Property Type: Townhouse (Res)

Agent Comments: Multi level residence with courtyard and balcony. Includes double car garage. Smaller bedroom sizes.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

36 Gillespie Avenue, Ascot Vale Vic 3032

Indicative selling price

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

Single Price \$1,020,000

Median sale price

Median price \$1,245,000 House Suburb Ascot Vale

Period - From 1/10/2018 to 31/12/2018 Source REIV

Comparable property sales

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
65 Fisher Parade, ASCOT VALE 3032	\$1,025,000	04/01/2019
34 Archer Avenue, ASCOT VALE 3032	\$975,000	22/01/2019
7/100 The Parade, ASCOT VALE 3032	\$935,000	05/02/2019