# woodards 🚾

# 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 locality and postcode

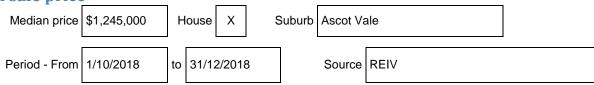
Including suburb or 36 Gillespie Avenue, Ascot Vale Vic 3032

## **Indicative selling price**

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

Single Price \$1,020,000

### **Median sale price**



## **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



This guide must not be taken as legal advice.