

## 56 Harold Street, Ascot Vale Vic 3032



**3 Bed 1 Bath 2 Car**

**Property Type:** House

**Land size:** 645 sqm approx

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending March 2019:

\$1,240,000

## Comparable Properties



**28 Aberdeen Street, Aberfeldie 3040 (REI/VG)**

**4 Bed 2 Bath 2 Car**

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 23/03/2019

**Property Type:** House (Res)

**Land size:** 605 sqm approx

**Agent Comments:** Similar land size and renovation. Inferior location.



**25 Allan Street, Aberfeldie 3040 (REI/VG)**

**3 Bed 1 Bath**

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 10/05/2019

**Property Type:** House

**Land size:** 556 sqm approx

**Agent Comments:** Similar accommodation. Inferior land size and position.



**17 Duffy Street, Maribyrnong 3032 (REI/VG)**

**3 Bed 1 Bath Car**

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Property Type:** House

**Land size:** 696 sqm approx

**Agent Comments:** Similar renovation. Superior land size. Inferior position.

## 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

56 Harold Street, Ascot Vale Vic 3032
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,200,000
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 & 

\$1,300,000
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#### Median sale price

Median price 

\$1,240,000
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 House 

X
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 Suburb 

Ascot Vale
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Period - From 

1/04/2018
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 to 

31/03/2019
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 Source 

REIV
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#### 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
28 Aberdeen Street, ABERFELDIE 3040	\$1,320,000	23/03/2019
25 Allan Street, ABERFELDIE 3040	\$1,200,000	10/05/2019
17 Duffy Street, MARIBYRNONG 3032	\$1,200,000	30/03/2019