Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 95 Fenton Street, Ascot Vale Vic 3032

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,400,000	Pro	operty Type	Hou	se		Suburb	Ascot Vale
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	30 Geddes St ASCOT VALE 3032	\$1,576,000	16/05/2025
2	15 Federation St ASCOT VALE 3032	\$1,400,000	30/04/2025
3	41 Wilson St MOONEE PONDS 3039	\$1,500,000	12/04/2025

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:

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Property Type: House Land Size: 604 sqm approx Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending March 2025: \$1,400,000

Mid 1940's Bungalow on a large parcel of land in a sought after street in Ascot Vale.

Comparable Properties



Agent Comments

Comparable. More renovated but inferior location



Date: 30/04/2025 Property Type: House (Res) Land Size: 404 sqm approx



41 Wilson St MOONEE PONDS 3039 (REI)



Price: \$1,500,000 Method: Auction Sale Date: 12/04/2025 Property Type: House (Res) Land Size: 504 sqm approx

Agent Comments

Comparable. Extra bathroom but smaller land.





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