

## 8 Charles Street, Ascot Vale Vi 3032



**3 Bed 3 Bath 2 Car**

**Property Type:** House

**Land Size:** 314 sqm approx.

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

June quarter 2018: \$1,252,500

**Agent Comments:** Family home with two living zones plus a retreat upstairs, three bathrooms and double lock up garage. Open plan layout leads to outdoor entertaining area at rear

## Comparable Properties

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**17a Ferguson Street, Ascot Vale 3032 (REI)**

**3 Bed 2 Bath 2 Car**

**Price:** \$1,002,000

**Method:** Auction Sale

**Date:** 21/07/2018

**Property Type:** Townhouse (Res)

**Land Size:** 286 sqm approx.

**Agent Comments:** Similar amount of accommodation, dated internally, slightly smaller land size

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**83b Doncaster Street, Ascot Vale 3032 (REI)**

**3 Bed 1 Bath 2 Car**

**Price:** \$985,000

**Method:** Sold Before Auction

**Date:** 27/07/2018

**Property Type:** Townhouse (Res)

**Agent Comments:** Three level residence, living areas across two levels. Double garage, dated internally. Inferior property

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**10/51 Holmes Road, Moonee Ponds 3039 (REI)**

**4 Bed 2 Bath 2 Car**

**Price:** \$950,500

**Method:** Auction Sale

**Date:** 04/08/2018

**Property Type:** Apartment

**Agent Comments:** Three level residence with double garage located on a busier road. Inferior property

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## 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

8 Charles 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  &

#### Median sale price

Median price  House  Suburb

Period - From  to  Source

#### 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
17a Ferguson Street, ASCOT VALE 3032	\$1,002,000	21/07/2018
83b Doncaster Street, ASCOT VALE 3032	\$985,000	27/07/2018
10/51 Holmes road, MOONEE PONDS 3039	\$950,500	04/08/2018