

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10/237-239 ASCOT VALE ROAD ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

2/237-239 ASCOT VALE ROAD ASCOT VALE VIC 3032	\$465,000	07-Jul-23
2/6 ORMOND ROAD ASCOT VALE VIC 3032	\$502,500	11-Sep-23
11/13-15 MARIBYRNONG ROAD ASCOT VALE VIC 3032	\$460,000	12-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 12 October 2023

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**2/237-239 ASCOT VALE ROAD
ASCOT VALE VIC 3032**

2 1 1

Sold Price **\$465,000** Sold Date **07-Jul-23**

Distance **0km**



**2/6 ORMOND ROAD ASCOT VALE
VIC 3032**

2 1 1

Sold Price ^{RS} **\$502,500** Sold Date **11-Sep-23**

Distance **0.47km**



**11/13-15 MARIBYRNONG ROAD
ASCOT VALE VIC 3032**

2 1 1

Sold Price **\$460,000** Sold Date **12-Apr-23**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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