

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 2/13-15 Maribyrnong Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Ascot Vale

Period - From 01/10/2023 to 31/12/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	3/9 St James St MOONEE PONDS 3039	\$410,000	22/11/2023
2	1/267 Ascot Vale Rd MOONEE PONDS 3039	\$407,500	11/09/2023
3	5/15 Dartford St FLEMINGTON 3031	\$390,000	23/09/2023

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: 16/02/2024 14:30



Property Type: Unit

Agent Comments

Comparable Properties



3/9 St James St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 22/11/2023

Rooms: 3

Property Type: Unit



1/267 Ascot Vale Rd MOONEE PONDS 3039 (VG)

Agent Comments



Price: \$407,500

Method: Sale

Date: 11/09/2023

Property Type: Flat/Unit/Apartment (Res)



5/15 Dartford St FLEMINGTON 3031 (REI/VG)

Agent Comments



Price: \$390,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Apartment