

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

25 Myrnong Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,362,500 Property Type House 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	12 Railway Cr MOONEE PONDS 3039	\$1,200,000	09/11/2023
2	3 Waxman Pde BRUNSWICK WEST 3055	\$1,167,000	01/09/2023
3			

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: 30/01/2024 08:42



Property Type: House (Previously Occupied - Detached)
Land Size: 592 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2023: \$1,362,500

Comparable Properties



12 Railway Cr MOONEE PONDS 3039 (REI/VG) Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 717 sqm approx



3 Waxman Pde BRUNSWICK WEST 3055 (REI/VG) Agent Comments



Price: \$1,167,000
Method: Private Sale
Date: 01/09/2023
Property Type: House (Res)
Land Size: 602 sqm approx

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.

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