

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

7/79 MARIBYRNONG 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Sep 2022

to

31 Aug 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

| | | |
|--|-----------|-----------|
| 9/52 MIRAMS STREET ASCOT VALE VIC 3032 | \$508,000 | 22-Jun-23 |
| 2/90-92 ROSEBERRY STREET ASCOT VALE VIC 3032 | \$500,000 | 12-Aug-23 |
| 3/20 LEARMONTH STREET MOONEE PONDS VIC 3039 | - | 27-Jul-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: 08 September 2023



9/52 MIRAMS STREET ASCOT VALE VIC 3032

 2  1  1

Sold Price

^{RS} **\$508,000**

Sold Date **22-Jun-23**

Distance **0.66km**



2/90-92 ROSEBERRY STREET ASCOT VALE VIC 3032

 2  1  1

Sold Price

^{RS} **\$500,000**

Sold Date **12-Aug-23**

Distance **0.68km**



3/20 LEARMONTH STREET MOONEE PONDS VIC 3039

 2  1  1

Sold Price

^{RS - UN}

Sold Date **27-Jul-23**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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