

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 8/42-44 Middle Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$839,750 Property Type Townhouse Suburb Ascot Vale

Period - From 28/06/2023 to 27/06/2024 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	5/27 Epsom Rd ASCOT VALE 3032	\$770,000	02/05/2024
2	9/715 Mt Alexander Rd MOONEE PONDS 3039	\$740,000	08/05/2024
3	2 Mirams St ASCOT VALE 3032	\$710,000	28/03/2024

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: 28/06/2024 12:34



Property Type: Strata Unit/Flat
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median Townhouse Price
 28/06/2023 - 27/06/2024: \$839,750

Comparable Properties



5/27 Epsom Rd ASCOT VALE 3032 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 02/05/2024
Property Type: Unit



9/715 Mt Alexander Rd MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$740,000
Method: Sold Before Auction
Date: 08/05/2024
Property Type: Unit



2 Mirams St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 28/03/2024
Property Type: House (Res)

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