

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	9/232 Ascot Vale Road, Ascot Vale, VIC 3032
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Indicative selling price

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

Price Range	\$230,000	&	\$249,000
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Median sale price

Median price	\$520,000	Property Type	Apartment	Suburb	Ascot Vale (3032)
Period - From	11/04/2024	to	11/04/2025	Source	realestate.com.au

Comparable property sales

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
1/7 MASCOMA STREET, ASCOT VALE VIC 3032	\$225,000	28/02/2025
7/18 BLOOMFIELD ROAD, ASCOT VALE VIC 3032	\$263,000	04/03/2025
13/20 SANDOWN ROAD, ASCOT VALE VIC 3032	\$240,000	30/10/2024

This Statement of Information was prepared on: 11/04/2025