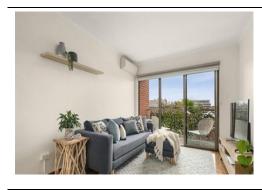
woodards 🚾

2/6 Ormond Road, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$439,000 Median House Price 01/08/2022-31/07/2023: \$637,500

Comparable Properties



11/13-15 Maribyrnong Road, Ascot Vale 3032 2 Bed 1 Bath 1 Car Price: \$460,000 Method: Sale Date: 12/04/2023 Property Type: Apartment Agent Comments: Comparable location, superior update, comparable size



2/237-239 Ascot Vale Road, Ascot Vale 3032 2 Bed 1 Bath 1 Car Price: \$465,000 Method: Sale Date: 12/04/2023 Property Type: Flat/Unit/Apartment (Res) Agent Comments: Comparable location, superior update inferior size



6/267 Ascot Vale Road, Moonee Ponds 3039 2 Bed 1 Bath 1 Car Price: \$411,200 Method: Sale Date: 30/06/2023 Property Type: Apartment Agent Comments: Comparable location, comparable presentation, inferior size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address locality and postcode

Including suburb or 2/6 Ormond Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price	\$637,500		Unit	х	Suburb	Ascot	Vale	
Period - From	01/08/2022	to	31/07/2	023	S	Source	REIV	

Comparable property sales

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
11/13-15 Maribyrnong Road, ASCOT VALE VIC 3032	\$460,000	12/04/2023
2/237-239 Ascot Vale Road, ASCOT VALE VIC 3032	\$465,000	12/07/2023
6/267 Ascot Vale Road, MOONEE PONDS VIC 3039	\$411,200	30/06/2023

This Statement of Information was prepared on:

16/08/2023



This guide must not be taken as legal advice.