

## 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  
Including suburb or  
locality and postcode

2/6 Ormond Road, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$439,000

#### Median sale price

Median price

\$637,500

Unit

x

Suburb

Ascot Vale

Period - From

01/08/2022

to

31/07/2023

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