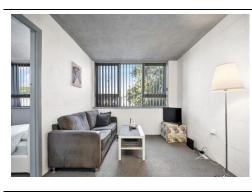
woodards

1/7 Mascoma Street, Ascot Vale Vic 3032



1 Bed 1 Bath - Car Property Type: Strata Unit/Flat Indicative Selling Price \$245,000 Median House Price December quarter 2024: \$520,000

Comparable Properties



13/20-22 Sandown Road, Ascot Vale 3032 (REI) 1 Bed 1 Bath 1 Car Price: \$250,000 Method: Private Sale Date: 29/10/2024 Property Type: Apartment Agent Comments: Comparable location, comparable size, inferior presentation



2/25 Brixton Street, Flemington 3031 (REI/VG) 1 Bed 1 Bath 1 Car Price: \$240,000 Method: Private Sale Date: 25/08/2024 Property Type: Unit Agent Comments: Superior location in tree lined street, comparable size, car park inferior presentation



7/25 Brixton Street, Flemington 3031 (VG) 1 Bed 1 Bath - Car Price: \$230,000 Method: Sale Date: 23/08/2024 Property Type: Flat/Unit/Apartment (Res) Agent Comments: Superior location, comparable size, inferior presentation, no car space

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 1/7 Mascoma Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$245,000

Median sale price

Median price	\$520,000		Unit	x	Suburb	Ascot	Vale	
Period - From	01/10/2024	to 3	31/12/2	024	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
13/20-22 Sandown Road, ASCOT VALE 3032	\$250,000	29/10/2024
2/25 Brixton Street, FLEMINGTON 3031	\$240,000	25/08/2024
7/25 Brixton Street, FLEMINGTON 3031	\$230,000	23/08/2024

This Statement of Information was prepared on:

28/01/2025 09:57



This guide must not be taken as legal advice.