

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
Including suburb or locality and postcode

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

31/12/2024

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:

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