

10/209 Maribyrnong Road, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$360,000 - \$380,000
Median House Price
 Year ending September 2023:
 \$573,000

Comparable Properties



5/15 Dartford Street, Flemington 3031 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$390,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Apartment
Agent Comments: Apartment in older style block, superior condition.



5/342 Ascot Vale Road, Moonee Ponds 3039 (REI)
2 Bed 1 Bath 1 Car
Price: \$365,000
Method: Private Sale
Date: 03/10/2023
Property Type: Apartment
Agent Comments: Apartment in older style block, inferior size, superior condition.



3/10 Newstead Street, Maribyrnong 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$360,000
Method: Private Sale
Date: 25/08/2023
Property Type: Apartment
Agent Comments: Apartment in older style block, inferior location, superior condition.

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

10/209 Maribyrnong Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$360,000 & \$380,000

Median sale price

Median price \$573,000 Unit x Suburb Ascot Vale

Period - From 01/10/2022 to 30/09/2023 ,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
5/15 Dartford Street, FLEMINGTON 3031	\$390,000	23/09/2023
5/342 Ascot Vale Road, MOONEE PONDS 3039	\$365,000	03/10/2023
3/10 Newstead Street, MARIBYRNONG 3032	\$360,000	25/08/2023

This Statement of Information was prepared on:

05/12/2023 21:55