

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/23 MARIBYRNONG ROAD ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

| | | |
|--|-----------|-----------|
| 16/20-22 SANDOWN ROAD ASCOT VALE VIC 3032 | \$310,000 | 07-Aug-23 |
| 23/51 BUCKLEY STREET MOONEE PONDS VIC 3039 | \$305,000 | 01-Sep-23 |
| 5/72 PRINCES STREET FLEMINGTON VIC 3031 | \$299,000 | 07-May-23 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 10 October 2023

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16/20-22 SANDOWN ROAD ASCOT VALE VIC 3032 Sold Price ^{RS} **\$310,000** Sold Date **07-Aug-23**

 1  1  1

Distance **1.2km**



23/51 BUCKLEY STREET MOONEE PONDS VIC 3039 Sold Price ^{RS} **\$305,000** Sold Date **01-Sep-23**

 1  1  1

Distance **1.63km**



5/72 PRINCES STREET FLEMINGTON VIC 3031 Sold Price **\$299,000** Sold Date **07-May-23**

 1  1  1

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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