## 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

19 Rothwell Street, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,450,000		&		\$1,550,000				
Median sale p	rice								
Median price	\$1,410,000	Pro	operty Type	Ηοι	ise		Suburb	Ascot Vale	
Period - From	01/10/2024	to	31/12/2024		So	urce	REIV		

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	232 Maribyrnong Rd MOONEE PONDS 3039	\$1,450,000	16/11/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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 six months.

This Statement of Information was prepared on:

28/01/2025 14:02









**Property Type:** House Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price December quarter 2024: \$1,410,000

# **Comparable Properties**



232 Maribyrnong Rd MOONEE PONDS 3039 (REI) 4 2 2 2 Price: \$1,450,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res)

Agent Comments

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 six months.

### Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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