

## 103A Maribyrnong Road, Ascot Vale Vic 3032



**3 Bed 2 Bath 1 Car**  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 120 sqm approx  
**Indicative Selling Price**  
 \$800,000- \$850,000  
**Median House Price**  
 14/02/2022 -13/02/2023: \$885,000

## Comparable Properties



**129 Walter Street, Ascot Vale 3032 (REI/VG)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$895,000  
**Method:** Sold Before Auction  
**Date:** 01/12/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 170 sqm approx  
**Agent Comments:** Superior location, comparable presentation, superior size



**1/20 Orford Street, Moonee Ponds 3039 (REI/VG)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$860,000  
**Method:** Auction Sale  
**Date:** 30/01/2023  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Superior presentation, newer property, Superior location, inferior size



**5/59-61 Buckley Street, Moonee Ponds 3039 (REI)**  
**3 Bed 1 Bath 2 Car**  
**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 22/11/2022  
**Property Type:** Townhouse (Single)  
**Land Size:** 93 sqm approx  
**Agent Comments:** Comparable presentation, superior location, comparable size, has courtyard

## 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

103A Maribyrnong Road, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

#### Median sale price

Median price \$885,000 Townhouse x Suburb Ascot Vale

Period - From 14/02/2022 to 13/02/2023 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
129 Walter Street, ASCOT VALE 3032	\$895,000	01/12/2022
1/20 Orford Street, MOONEE PONDS 3039	\$860,000	30/01/2023
5/59-61 Buckley Street, MOONEE PONDS 3039	\$860,000	22/11/2022

This Statement of Information was prepared on:

14/02/2023 11:06