

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

1/39 MYRNONG CRESCENT 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

\$275,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Sep 2023

to

31 Aug 2024

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

4/39 MYRNONG CRESCENT ASCOT VALE VIC 3032	\$295,000	30-Mar-24
12/24 ORMOND ROAD ASCOT VALE VIC 3032	\$285,000	12-Apr-24
15/133 EPSOM ROAD ASCOT VALE VIC 3032	\$297,500	03-Aug-24

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: 09 September 2024



4/39 MYRNONG CRESCENT ASCOT VALE VIC 3032

 1  1  1

Sold Price \$295,000 Sold Date 30-Mar-24

Distance **0km**



12/24 ORMOND ROAD ASCOT VALE VIC 3032

 1  1  -

Sold Price

\$285,000 Sold Date 12-Apr-24

Distance **0.59km**



15/133 EPSOM ROAD ASCOT VALE VIC 3032

 1  1  1

^{RS}

\$297,500 Sold Date 03-Aug-24

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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