

6/342 Ascot Vale Road, Moonee Ponds, VIC 3039



2 Bed, 1 Bath, 1 Car
Property Type: Apartment
Indicative Selling Price
 \$360,000 - \$390,000
Median House Price
 Year ending March 2024: \$540,000

Comparable Properties



2/90-92 Roseberry Street, ASCOT VALE 3032 (REI)
2 Bed, 1 Bath, 1 Car
Price: \$390,000
Method: Private Sale
Date: 19/02/2024
Rooms: 3
Property Type: Flat
Agent Comments: Two bed apartment with comparable Accommodation.



4/44 Ascot Vale Road, FLEMINGTON 3031 (REI/VG)
2 Bed, 1 Bath, 1 Car
Price: \$378,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment
Agent Comments: Two bed apartment with comparable Accommodation.



3/5 Allard Street, BRUNSWICK WEST 3055 (REI)
2 Bed, 1 Bath, 1 Car
Price: \$ 365,000
Method: Private Sale
Date: 14/05/2024
Property Type: Apartment
Agent Comments: Two bed apartment with comparable Accommodation.

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

6/342 Ascot Vale Road, Moonee Ponds, VIC 3039

Indicative selling price

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

Range between/
Single price

\$360,000

&

\$390,000

Median sale price

Median price

\$540,000

Unit

x

Suburb

Moonee Ponds

Period - From

01/04/2023

to

31/03/2024

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
2/90-92 Roseberry Street, ASCOT VALE 3032	\$390,000	19/02/2024
4/44 Ascot Vale Road, FLEMINGTON 3031	\$378,000	15/04/2024
3/5 Allard Street, BRUNSWICK WEST 3055	\$365,000	14/05/2024

This Statement of Information was prepared on:

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