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

10/205 Maribyrnong Road, Ascot Vale Vic 3032

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$340,000		&		\$374,000			
Median sale p	rice							
Median price	\$488,000	Pro	operty Type	Unit			Suburb	Ascot Vale
Period - From	16/01/2024	to	15/01/2025		So	urce	Property	/ Data

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

Ad	dress of comparable property	Price	Date of sale
1	5/205 Maribyrnong Rd ASCOT VALE 3032	\$400,000	02/09/2024
2	10/15 Maribyrnong Rd ASCOT VALE 3032	\$416,000	21/08/2024
3	10/13 Maribyrnong Rd ASCOT VALE 3032	\$416,000	15/08/2024

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 six months.

This Statement of Information was prepared on:

16/01/2025 13:57



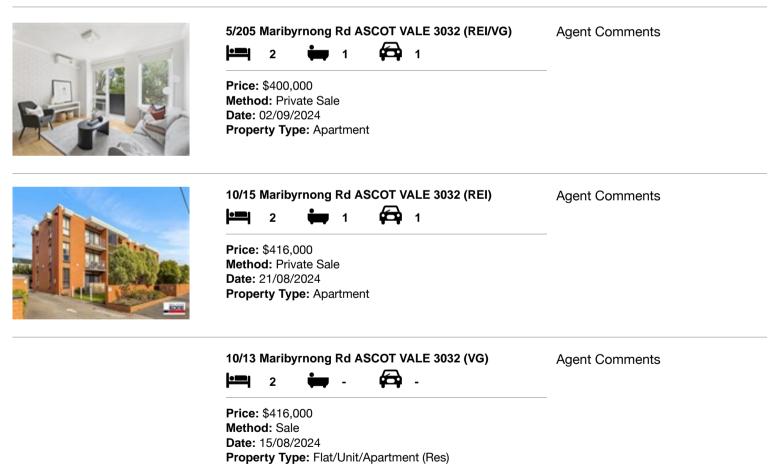






Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$340,000 - \$374,000 Median Unit Price 16/01/2024 - 15/01/2025: \$488,000

Comparable Properties



Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681



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