

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 consumer.vic.gov.au/underquoting

Range between \$340,000 & \$374,000

Median sale price

Median price \$488,000 Property Type Unit Suburb Ascot Vale

Period - From 16/01/2024 to 15/01/2025 Source 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.

	Address 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



5/205 Maribyrnong Rd ASCOT VALE 3032 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 02/09/2024
Property Type: Apartment



10/15 Maribyrnong Rd ASCOT VALE 3032 (REI)

Agent Comments



Price: \$416,000
Method: Private Sale
Date: 21/08/2024
Property Type: Apartment

10/13 Maribyrnong Rd ASCOT VALE 3032 (VG)

Agent Comments



Price: \$416,000
Method: Sale
Date: 15/08/2024
Property Type: Flat/Unit/Apartment (Res)

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