

173 Maribyrnong Road, Ascot Vale Vic 3032



4 Bed 1 Bath 4 Car
Rooms: 6
Property Type: House
Land Size: 552 sqm approx
Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 December quarter 2024: \$410,000

Comparable Properties



90 Waverley Street, Moonee Ponds 3039 (REI)
3 Bed 1 Bath 3 Car
Price: \$1,250,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 605 sqm approx
Agent Comments: Comparable location, superior land size, comparable presentation



12 Pentland Street, Ascot Vale 3032 (REI)
3 Bed 1 Bath 2 Car
Price: \$1,150,000
Method: Sold Before Auction
Date: 01/10/2024
Property Type: House (Res)
Agent Comments: Comparable land size, comparable presentation, comparable location



31 Harold Street, Ascot Vale 3032 (REI/VG)
3 Bed 2 Bath 2 Car
Price: \$1,258,800
Method: Private Sale
Date: 05/09/2024
Property Type: House (Res)
Land Size: 451 sqm approx
Agent Comments: Comparable presentation, inferior land size, superior location

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

173 Maribyrnong Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,410,000 House x Suburb Ascot Vale

Period - From 01/10/2024 to 31/12/2024 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
90 Waverley Street, MOONEE PONDS 3039	\$1,250,000	12/12/2024
12 Pentland Street, ASCOT VALE 3032	\$1,150,000	01/10/2024
31 Harold Street, ASCOT VALE 3032	\$1,258,800	05/09/2024

This Statement of Information was prepared on:

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