woodards

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

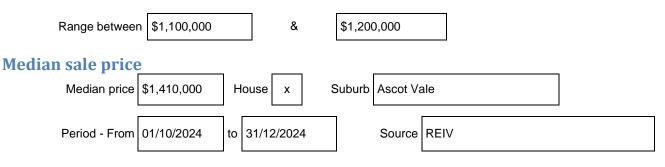
Property offered for sale

Address locality and postcode

Including suburb or 173 Maribyrnong Road, Ascot Vale Vic 3032

Indicative selling price

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



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:

20/01/2025 14:54



This guide must not be taken as legal advice.