

9/52 Mirams Street, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car

Rooms: 4

Property Type: Apartment

Indicative Selling Price

\$480,000 - \$520,000

Median House Price

Year ending March 2023: \$592,500

Comparable Properties



25/122 Maribyrnong Road, Moonee Ponds 3039 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$520,000

Method: Private Sale

Date: 20/02/2023

Property Type: Apartment

Agent Comments: Modern apartment in larger block on main road



312/535 Mt Alexander Road, Moonee Ponds 3039 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$505,000

Method: Auction Sale

Date: 01/03/2023

Property Type: Apartment

Agent Comments: Modern apartment in larger block on main road



8/8 Mawbey Street, Kensington 3031 (REI)

2 Bed 1 Bath 1 Car

Price: \$502,000

Method: Sold Before Auction

Date: 09/05/2023

Property Type: Apartment

Agent Comments: Modern apartment in larger block

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

9/52 Mirams Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$592,500 Unit x Suburb Ascot Vale

Period - From 01/04/2022 to 31/03/2023 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
25/122 Maribyrnong Road, MOONEE PONDS 3039	\$520,000	20/02/2023
312/535 Mt Alexander Road, MOONEE PONDS 3039	\$505,000	01/03/2023
8/8 Mawbey Street, KENSINGTON 3031	\$502,000	09/05/2023

This Statement of Information was prepared on:

26/05/2023 08:52