

26/9 Milton Street, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$480,000 - \$520,000
Median House Price
 Year ending September 2024:
 \$567,500

Comparable Properties



9/119 Wellington Street, Flemington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: \$481,000
Method: Sold Before Auction
Date: 03/10/2024
Property Type: Apartment
Agent Comments: Comparable two bedroom apartment, freshly presented



7/79 Maribyrnong Road, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$490,000
Method: Private Sale
Date: 19/06/2024
Property Type: Unit
Agent Comments: Comparable two bedroom apartment in older style block



4/95 St Leonards Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$488,000
Method: Private Sale
Date: 11/06/2024
Property Type: Apartment
Agent Comments: Comparable two bedroom apartment in older style 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

26/9 Milton 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 \$567,500 Unit x Suburb Ascot Vale

Period - From 01/10/2023 to 30/09/2024 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
9/119 Wellington Street, FLEMINGTON 3031	\$481,000	03/10/2024
7/79 Maribyrnong Road, ASCOT VALE 3032	\$490,000	19/06/2024
4/95 St Leonards Road, ASCOT VALE 3032	\$488,000	11/06/2024

This Statement of Information was prepared on:

29/10/2024 13:30