

4/52 Munro Street, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$420,000
Median House Price
 December quarter 2024: \$520,000

Comparable Properties



3/36 Maribyrnong Road, Moonee Ponds 3039 (REI/VG)
2 Bed 1 Bath - Car
Price: \$410,000
Method: Private Sale
Date: 29/11/2024
Property Type: Unit
Land Size: 703 sqm approx
Agent Comments: Inferior location inferior presentation, comparable size



8/27 Roseberry Street, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$440,000
Method: Private Sale
Date: 21/10/2024
Property Type: Unit
Agent Comments: Superior floor plan with balcony, comparable presentation comparable location



5/103-107 The Parade, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$435,000
Method: Private Sale
Date: 07/10/2024
Property Type: Unit
Agent Comments: Superior floor plan with balcony, comparable presentation comparable 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

4/52 Munro Street, Ascot Vale Vic 3032
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Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$520,000

Unit

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
3/36 Maribyrnong Road, MOONEE PONDS 3039	\$410,000	29/11/2024
8/27 Roseberry Street, ASCOT VALE 3032	\$440,000	21/10/2024
5/103-107 The Parade, ASCOT VALE 3032	\$435,000	07/10/2024

This Statement of Information was prepared on:

18/02/2025 12:06
