

## 145 Maribyrnong Road, Ascot Vale Vic 3032



**2 Bed 2 Bath 1 Car**

**Property Type:** House

**Indicative Selling Price**

\$970,000 - \$1,050,000

**Median House Price**

Year ending December 2022:

\$1,390,000

## Comparable Properties



**4 Tennyson Street, Moonee Ponds 3039 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$1,117,000

**Method:** Sold Before Auction

**Date:** 13/12/2022

**Property Type:** House (Res)

**Land Size:** 286 sqm approx

**Agent Comments:** Freestanding period home, superior land size. Inferior overall accommodation with one bathroom and dated finishes. 286 sqm approx



**9/62 The Parade, Ascot Vale 3032 (REI/VG)**

**3 Bed 2 Bath 2 Car**

**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 23/01/2023

**Property Type:** Apartment

**Agent Comments:** Brand new three level townhouse with double tandem garage. Inferior land size.



**2/156 Dean Street, Moonee Ponds 3039 (REI)**

**3 Bed 2 Bath 2 Car**

**Price:** \$985,000

**Method:** Private Sale

**Date:** 09/03/2023

**Property Type:** House

**Agent Comments:** Semi-detached residence, small third bedroom/study. Comparable single level spaces, inferior design and contemporary finishes.

## 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

145 Maribyrnong Road, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$970,000 & \$1,050,000

#### Median sale price

Median price \$1,390,000 House x Suburb Ascot Vale

Period - From 01/01/2022 to 31/12/2022 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
4 Tennyson Street, MOONEE PONDS 3039	\$1,117,000	13/12/2022
9/62 The Parade, ASCOT VALE 3032	\$1,030,000	23/01/2023
2/156 Dean Street, MOONEE PONDS 3039	\$985,000	09/03/2023

This Statement of Information was prepared on:

03/04/2023