

Statement of Information

Single residential property located in the
Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	
Including suburb and postcode	5/225-227 Maribyrnong Road, Ascot Vale, VIC 3032

Indicative selling price

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

Single Price	\$649,000
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Median sale price

Median price	\$610,000	Property Type	Unit	Suburb	Ascot Vale (3032)
Period - From	01/08/2023	to	31/07/2024	Source	Corelogic

Comparable property sales

B	The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.
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This Statement of Information was prepared on:	12/07/2024
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