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	1/39 MYRNONG CRESCENT ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$275,000	&	$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Ascot Vale
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/39 MYRNONG CRESCENT ASCOT VALE VIC 3032	$295,000	30-Mar-24
12/24 ORMOND ROAD ASCOT VALE VIC 3032	$285,000	12-Apr-24
15/133 EPSOM ROAD ASCOT VALE VIC 3032	$297,500	03-Aug-24

OR

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 6 months.~~

This Statement of Information was prepared on: 09 September 2024

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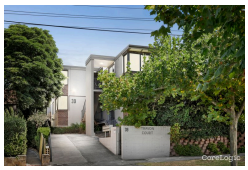

4/39 MYRNONG CRESCENT ASCOT VALE VIC 3032

1 1 1

Sold Price **$295,000** Sold Date **30-Mar-24**

Distance **0km**

12/24 ORMOND ROAD ASCOT VALE VIC 3032

1 1 -

Sold Price **$285,000** Sold Date **12-Apr-24**

Distance **0.59km**

15/133 EPSOM ROAD ASCOT VALE VIC 3032

1 1 1

Sold Price RS **$297,500** Sold Date **03-Aug-24**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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