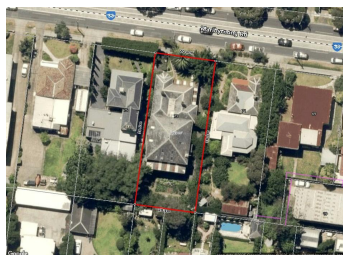


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



73 MARIBYRNONG ROAD, ASCOT VALE,



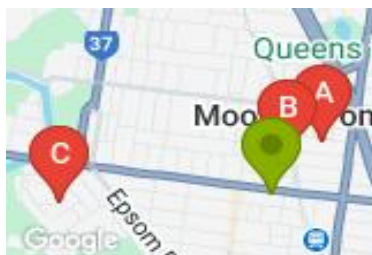
Indicative Selling Price

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

Single Price: \$2,750,000

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



ASCOT VALE, VIC, 3032

Suburb Median Sale Price (House)

\$1,254,400

01 April 2024 to 31 March 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



21 GLADSTONE ST, MOONEE PONDS, VIC 3039



Sale Price

\$2,640,000

Sale Date: 25/10/2024

Distance from Property: 501m



2 ATHOL ST, MOONEE PONDS, VIC 3039



Sale Price

***\$2,750,000**

Sale Date: 20/03/2025

Distance from Property: 280m



43 HUNT CRES, ASCOT VALE, VIC 3032



Sale Price

***\$3,175,000**

Sale Date: 01/04/2025

Distance from Property: 1.4km



This report has been compiled on 30/04/2025 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

73 MARIBYRNONG ROAD, ASCOT VALE, VIC 3032

Indicative selling price

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

Single Price:

\$2,750,000

Median sale price

Median price

\$1,254,400

Property type

House


Suburb

ASCOT VALE

Period

01 April 2024 to 31 March 2025

Source



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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
21 GLADSTONE ST, MOONEE PONDS, VIC 3039	\$2,640,000	25/10/2024
2 ATHOL ST, MOONEE PONDS, VIC 3039	*\$2,750,000	20/03/2025
43 HUNT CRES, ASCOT VALE, VIC 3032	*\$3,175,000	01/04/2025

This Statement of Information was prepared on: 30/04/2025