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	101/1 Munro Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $375,000 & $395,000

Median sale price

Median price $551,250 Property Type Unit Suburb Ascot Vale

Period - From 01/07/2023 to 30/06/2024 Source REIV

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 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
1	265a Mt Alexander Rd ASCOT VALE 3032	$395,000	08/08/2024
2	503/333 Ascot Vale Rd MOONEE PONDS 3039	$380,000	06/05/2024
3	2/57 Homer St MOONEE PONDS 3039	$399,000	12/03/2024

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 six months.~~

This Statement of Information was prepared on: 09/09/2024 11:49

101/1 Munro Street, Ascot Vale Vic 3032

Jerome Feery
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1 1

Property Type: Strata Unit/Flat

Agent Comments

Spacious apartment with balcony in boutique complex. Comparable Properties 1015/40 Hall St MOONEE PONDS 3039 (REI) 1 1 1 Price: $

Indicative Selling Price
$375,000 - $395,000
Median Unit Price
Year ending June 2024: $551,250

Comparable Properties



265a Mt Alexander Rd ASCOT VALE 3032 (REI)

1 1 -

Price: $395,000
Method: Private Sale
Date: 08/08/2024
Property Type: Apartment

Agent Comments

Modern apartment with comparable accommodation.



503/333 Ascot Vale Rd MOONEE PONDS 3039 (REI/VG)

1 1 1

Price: $380,000
Method: Private Sale
Date: 06/05/2024
Rooms: 2
Property Type: Apartment

Agent Comments

Modern apartment with comparable accommodation.



2/57 Homer St MOONEE PONDS 3039 (REI/VG)

1 1 1

Price: $399,000
Method: Private Sale
Date: 12/03/2024
Property Type: Unit

Agent Comments

Modern apartment with comparable accommodation.

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