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	2/205-207 Maribyrnong Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $545,000 Property Type Unit Suburb Ascot Vale

Period - From 01/04/2023 to 31/03/2024 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	10/269 Ascot Vale Rd MOONEE PONDS 3039	$445,000	26/03/2024
2	2/13-15 Maribyrnong Rd ASCOT VALE 3032	$432,000	26/03/2024
3	1/67 Roseberry St ASCOT VALE 3032	$405,000	17/02/2024

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: 15/05/2024 11:50

2/205-207 Maribyrnong Road, Ascot Vale Vic 3032

Jerome Feery
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2 1 1

Property Type: Apartment

Agent Comments

Renovated (corner) apartment with secure parking and entry.

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
Year ending March 2024: $545,000

Comparable Properties



10/269 Ascot Vale Rd MOONEE PONDS 3039 (REI)

2 1 1

Price: $445,000
Method: Private Sale
Date: 26/03/2024
Property Type: Apartment

Agent Comments

Updated 2 bedroom apartment. Inferior location being close to a busy intersection.



2/13-15 Maribyrnong Rd ASCOT VALE 3032 (REI)

2 1 1

Price: $432,000
Method: Private Sale
Date: 26/03/2024
Property Type: Unit

Agent Comments

Ground floor apartment lacking security to building and apartment itself.



1/67 Roseberry St ASCOT VALE 3032 (REI)

2 1 1

Price: $405,000
Method: Private Sale
Date: 17/02/2024
Property Type: Unit

Agent Comments

Less advanced apartment in a superior location.

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