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<br>Including suburb and postcode | 11 Medley Walk, Ascot Vale Vic 3032 |

## Indicative selling price

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

Range between $1,220,000 & $1,280,000

## Median sale price

Median price $844,000 Property Type Townhouse Suburb Ascot Vale

Period - From 23/09/2023 to 22/09/2024 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 | 2 Lilardia Av MARIBYRNONG 3032 | $1,200,000 | 11/09/2024 |
| 2 | 7 Medley Wlk ASCOT VALE 3032 | $1,240,000 | 16/07/2024 |
| 3 | 4 Gillespie Av ASCOT VALE 3032 | $1,300,000 | 28/06/2024 |

**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: 23/09/2024 12:42

# 11 Medley Walk, Ascot Vale Vic 3032

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4 3 2

**Property Type:** Townhouse (Res)

Agent Comments

Spacious three-level design featuring 4 bedrooms, 3 bathrooms, and 2 car.

**Indicative Selling Price**
$1,220,000 - $1,280,000
**Median Townhouse Price**
23/09/2023 - 22/09/2024: $844,000

## Comparable Properties



**2 Lilardia Av MARIBYRNONG 3032 (REI)**

4 2 2

**Price:** $1,200,000
**Method:** Sold Before Auction
**Date:** 11/09/2024
**Property Type:** House (Res)
**Land Size:** 336 sqm approx

Agent Comments

Inferior location, similar interior, similar accommodation, superior land.



**7 Medley Wlk ASCOT VALE 3032 (REI/VG)**

4 3 2

**Price:** $1,240,000
**Method:** Sold Before Auction
**Date:** 16/07/2024
**Property Type:** Townhouse (Res)
**Land Size:** 119 sqm approx

Agent Comments

Comparable location, inferior fit-out, similar accommodation.



**4 Gillespie Av ASCOT VALE 3032 (REI/VG)**

4 2 -

**Price:** $1,300,000
**Method:** Sold Before Auction
**Date:** 28/06/2024
**Property Type:** Townhouse (Res)
**Land Size:** 247 sqm approx

Agent Comments

Comparable location, similar interior, similar accommodation, superior land.



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