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 | 1214/18 Mount Alexander Road, Ascot Vale Vic 3032 |

## Indicative selling price

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

Range between $385,000 & $420,000

## Median sale price

Median price $540,750 Property Type Unit Suburb Ascot Vale

Period - From 01/04/2024 to 31/03/2025 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 | 410/179 Boundary Rd NORTH MELBOURNE 3051 | $385,000 | 14/04/2025 |
| 2 | 1514/18 Mt Alexander Rd TRAVANCORE 3032 | $400,000 | 21/03/2025 |
| 3 | 2313/18 Mt Alexander Rd TRAVANCORE 3032 | $440,000 | 19/02/2025 |

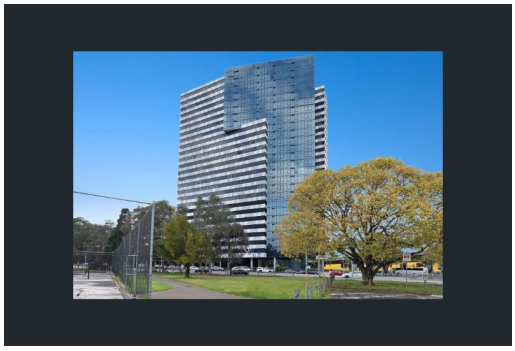
**OR**

~~**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: 28/04/2025 15:56

# 1214/18 Mount Alexander Road, Ascot Vale Vic 3032

Jerome Feery
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2 1 1

**Property Type:** Unit

Agent Comments

2 bedroom, 1 bathroom apartment.

**Indicative Selling Price**
$385,000 - $420,000
**Median Unit Price**
Year ending March 2025: $540,750

## Comparable Properties



**410/179 Boundary Rd NORTH MELBOURNE 3051 (REI)**

2 1 1

**Price:** $385,000
**Method:** Private Sale
**Date:** 14/04/2025
**Property Type:** House

Agent Comments

Comparable accommodation. Inferior location.



**1514/18 Mt Alexander Rd TRAVANCORE 3032 (REI)**

2 1 1

**Price:** $400,000
**Method:** Private Sale
**Date:** 21/03/2025
**Property Type:** Apartment

Agent Comments

2 bedroom in same complex.



**2313/18 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)**

2 1 1

**Price:** $440,000
**Method:** Private Sale
**Date:** 19/02/2025
**Property Type:** Apartment

Agent Comments

Comparable accommodation in the same building.



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