

# 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

205/2 Mascoma Street, Ascot Vale Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$1,532,500

Property Type House

Suburb Ascot Vale

Period - From 01/01/2025

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	205/74 Pascoe Vale Rd MOONEE PONDS 3039	\$900,100	16/06/2025
2	2102/40 Hall St MOONEE PONDS 3039	\$1,045,000	30/04/2025
3			

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:

03/07/2025 17:13



3 2 2

Property Type: Apartment

Agent Comments

3 bed, 2 bath, 2 car apartment with a balcony

## Comparable Properties



205/74 Pascoe Vale Rd MOONEE PONDS 3039 (REI)

3 2 1

Price: \$900,100

Method: Private Sale

Date: 16/06/2025

Property Type: Apartment

Agent Comments

Same accomodation, one less car space, close proximity, neighbouring suburb, similar condition



2102/40 Hall St MOONEE PONDS 3039 (REI/VG)

3 2 2

Price: \$1,045,000

Method: Private Sale

Date: 30/04/2025

Property Type: Apartment

Agent Comments

Same accomodation, close proximity, neighbouring suburb, similar condition

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.