

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

409/8 NORTH STREET ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

109/8 NORTH STREET ASCOT VALE VIC 3032	\$450,000	09-Feb-24
412/8 NORTH STREET ASCOT VALE VIC 3032	\$480,000	03-Feb-24
410/8 NORTH STREET ASCOT VALE VIC 3032	\$450,000	13-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 13 March 2024

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109/8 NORTH STREET ASCOT VALE VIC 3032

 1  1  1

Sold Price ^{RS} **\$450,000** Sold Date **09-Feb-24**

Distance **0.03km**



412/8 NORTH STREET ASCOT VALE VIC 3032

 1  1  1

Sold Price ^{RS} **\$480,000**^{UN} Sold Date **03-Feb-24**

Distance **0.03km**



410/8 NORTH STREET ASCOT VALE VIC 3032

 1  1  -

Sold Price ^{RS} **\$450,000**^{UN} Sold Date **13-Feb-24**

Distance **0.03km**

RS = Recent sale **UN** = Undisclosed Sale

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