

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

314/8 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

\$650,000

&

\$700,000

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

417/8 NORTH STREET ASCOT VALE VIC 3032	\$650,000	14-Nov-23
404/8 NORTH STREET ASCOT VALE VIC 3032	\$639,000	10-Dec-23
334/68 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$670,000	19-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.~~

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417/8 NORTH STREET ASCOT VALE VIC 3032

 2  2  2

Sold Price **\$650,000** Sold Date **14-Nov-23**

Distance **0km**



404/8 NORTH STREET ASCOT VALE VIC 3032

 2  2  1

Sold Price **\$639,000** Sold Date **10-Dec-23**

Distance **0.03km**



334/68 MT ALEXANDER ROAD TRAVANCORE VIC 3032

 2  2  1

Sold Price ^{RS} **\$670,000** Sold Date **19-Feb-24**

Distance **1.3km**

RS = Recent sale UN = Undisclosed Sale

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