

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

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Ascot Vale

Period-from

01 May 2021

to

30 Apr 2022

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

1/15 BENT STREET BRUNSWICK WEST VIC 3055	\$750,000	26-Nov-21
504/701 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$756,000	18-Dec-21
1209/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$721,920	19-Apr-22

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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**1/15 BENT STREET BRUNSWICK
WEST VIC 3055**

2 2 1

Sold Price **\$750,000** Sold Date **26-Nov-21**

Distance -

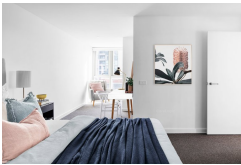


**504/701 MT ALEXANDER ROAD
MOONEE PONDS VIC 3039**

2 2 1

Sold Price **\$756,000** Sold Date **18-Dec-21**

Distance **1.36km**



**1209/15 EVERAGE STREET
MOONEE PONDS VIC 3039**

2 2 1

Sold Price **\$721,920** Sold Date **19-Apr-22**

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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