

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

404/8 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

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Nov 2022

to

31 Oct 2023

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

413/4 YOUNG STREET MOONEE PONDS VIC 3039	\$670,000	15-Jun-23
15/72-88 NEWMARKET STREET FLEMINGTON VIC 3031	\$720,000	07-Jul-23
50/2 NEWMARKET WAY FLEMINGTON VIC 3031	\$655,000	26-Aug-23

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: 22 November 2023


413/4 YOUNG STREET MOONEE PONDS VIC 3039
 2  2  1

 Sold Price **\$670,000** Sold Date **15-Jun-23**

 Distance **1.04km**

15/72-88 NEWMARKET STREET FLEMINGTON VIC 3031
 2  1  2

 Sold Price **\$720,000** Sold Date **07-Jul-23**

 Distance **1.09km**

50/2 NEWMARKET WAY FLEMINGTON VIC 3031
 2  1  1

 Sold Price **\$655,000** Sold Date **26-Aug-23**

 Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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