

304/8 Burrowes Street, Ascot Vale Vic 3032



2 Bed 2 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$499,000
Median House Price
 Year ending September 2024:
 \$567,500

Comparable Properties



105/8 Horizon Drive, Maribyrnong 3032 (REI)
2 Bed 2 Bath 1 Car
Price: \$515,000
Method: Private Sale
Date: 21/11/2024
Property Type: Apartment
Agent Comments: Comparable two bedroom accommodation with a balcony



15/26 Leonard Crescent, Ascot Vale 3032 (REI)
2 Bed 2 Bath 1 Car
Price: \$490,000
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment
Agent Comments: Comparable ground floor two bedroom accommodation with a courtyard



213/8 Burrowes Street, Ascot Vale 3032 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$515,000
Method: Private Sale
Date: 03/07/2024
Property Type: Apartment
Agent Comments: Comparable accommodation in the same complex

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

304/8 Burrowes Street, Ascot Vale Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$499,000

Median sale price

Median price

\$567,500

Unit

x

Suburb

Ascot Vale

Period - From

01/10/2023

to

30/09/2024

Source

REIV

Comparable property sales

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
105/8 Horizon Drive, MARIBYRNONG 3032	\$515,000	21/11/2024
15/26 Leonard Crescent, ASCOT VALE 3032	\$490,000	19/11/2024
213/8 Burrowes Street, ASCOT VALE 3032	\$515,000	03/07/2024

This Statement of Information was prepared on:

12/12/2024 16:15