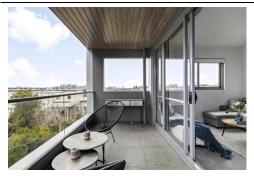
304/8 Burrowes Street, Ascot Vale Vic 3032



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



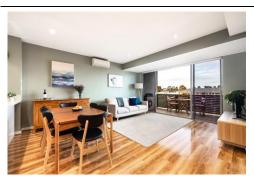
15/26 Leonard Crescent, Ascot Vale 3032 (REI)

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

Pro	pertv	offered	for	sale
1 10	perty	oncica	101	Juic

Address
Including suburb or locality and postcode

Address
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	х	Suburb	Ascot	Vale	
Period - From	01/10/2023	to	30/09/20	024	S	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

