211/8 Burrowes Street, Ascot Vale Vic 3032

2 Bed 2 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
$530,000
Median House Price
Year ending September 2023:
$573,000

Comparable Properties

109/20 Park Street, Moonee Ponds 3039 (REI/VG)
2 Bed 1 Bath 1 Car
Price: $540,000
Method: Private Sale
Date: 31/07/2023
Property Type: Apartment
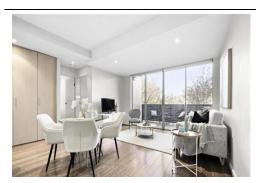**Agent Comments:** Modern two bedroom apartment with car space and storage cage.

201/19 Moore Street, Moonee Ponds 3039 (REI)
2 Bed 2 Bath 1 Car
Price: $520,000
Method: Private Sale
Date: 02/08/2023
Property Type: Apartment
Land Size: 63 sqm approx
Agent Comments: Modern two bedroom apartment, inferior size.

106/8 Burrowes Street, Ascot Vale 3032 (REI)
2 Bed 2 Bath 1 Car
Price: $515,000
Method: Private Sale
Date: 22/06/2023
Property Type: Apartment
Agent Comments: Located in the same development, freshly presented with floorboard.

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	211/8 Burrowes Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price	$530,000

Median sale price

Median price	$573,000	Unit	x	Suburb	Ascot Vale

Period - From	01/10/2023	to	30/09/2023	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
109/20 Park Street, MOONEE PONDS 3039	$540,000	31/07/2023
201/19 Moore Street, MOONEE PONDS 3039	$520,000	02/08/2023
106/8 Burrowes Street, ASCOT VALE 3032	$515,000	22/06/2023

This Statement of Information was prepared on: | 23/11/2023 21:16 |

This guide must not be taken as legal advice.

CONSUMER AFFAIRS VICTORIA