

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

202/8 BURROWES 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

\$539,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,500

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Oct 2021

to

30 Sep 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

307/8 BURROWES STREET ASCOT VALE VIC 3032	\$595,000	14-May-22
805/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$527,500	20-Jul-22
810/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$530,000	22-Jul-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.~~

This Statement of Information was prepared on: 03 October 2022



307/8 BURROWES STREET ASCOT VALE VIC 3032 Sold Price **\$595,000** Sold Date **14-May-22**

 2
  2
  1

Distance **0km**



805/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039 Sold Price **\$527,500** Sold Date **20-Jul-22**

 2
  2
  1

Distance **1.43km**



810/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039 Sold Price **\$530,000** Sold Date **22-Jul-22**

 2
  2
  1

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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