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

207/8 Burrowes Street, Ascot Vale Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au	/underauctina
of the meaning of this price see consumer.vie.gov.au	underguoting

Single price \$550,000

Median sale price

Median price	\$521,250	Pro	operty Type Unit	t		Suburb	Ascot Vale
Period - From	01/07/2024	to	30/06/2025	Soι	urce	Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	16/93-95 Union Rd ASCOT VALE 3032	\$557,500	14/06/2025
2	113/8 Burrowes St ASCOT VALE 3032	\$520,000	03/06/2025
3	503/45 Edgewater Blvd MARIBYRNONG 3032	\$550,000	19/05/2025

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 six months.

This Statement of Information was prepared on:

01/07/2025 11:28



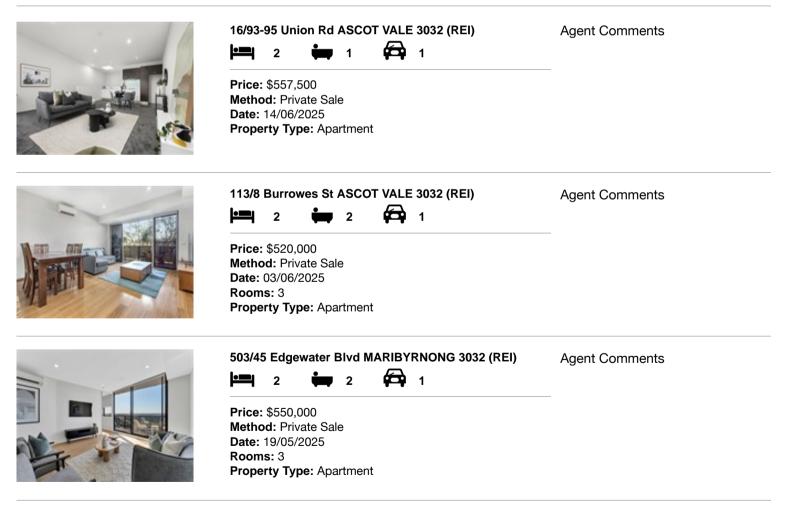






Property Type: Agent Comments Indicative Selling Price \$550,000 Median Unit Price 01/07/2024 - 30/06/2025: \$521,250

Comparable Properties



Account - Biggin & Scott | P: 03 9317 5577



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