

## 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

415/8 NORTH STREET ASCOT VALE VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$700,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$616,500

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jul 2023

to

30 Jun 2024

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

303/8 NORTH STREET ASCOT VALE VIC 3032	\$660,000	15-Apr-24
314/8 NORTH STREET ASCOT VALE VIC 3032	\$685,000	24-Apr-24
103/2 MASCOMA STREET ASCOT VALE VIC 3032	\$785,000	20-Feb-24

**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: 12 July 2024

Kong Tran  
 M 0416126979  
 E k.tran@motionproperty.com.au



**303/8 NORTH STREET ASCOT  
 VALE VIC 3032**

 2  2  1

Sold Price **\$660,000** Sold Date **15-Apr-24**

Distance **0km**



**314/8 NORTH STREET ASCOT  
 VALE VIC 3032**

 2  2  1

Sold Price **\$685,000** Sold Date **24-Apr-24**

Distance **0km**



**103/2 MASCOMA STREET ASCOT  
 VALE VIC 3032**

 2  2  2

Sold Price **\$785,000** Sold Date **20-Feb-24**

Distance **0.16km**

RS = Recent sale      UN = Undisclosed Sale

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