Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$450,000

| Address | 306/2 Mascoma Street, Ascot Vale Vic 3032 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$450,000 & \$480,000 | Range between | \$450,000 | & | \$480,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$570,000 | Pro | perty Type U | nit | | Suburb | Ascot Vale |
|---------------|------------|-----|--------------|-----|-------|--------|------------|
| Period - From | 01/01/2023 | to | 31/12/2023 | So | ource | REIV | |

Comparable property sales (*Delete A or B below as applicable)

410/8 North St ASCOT VALE 3032

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 | 412/8 North St ASCOT VALE 3032 | \$480,000 | 03/02/2024 |
| 2 | 109/8 North St ASCOT VALE 3032 | \$450,000 | 09/02/2024 |

OR

3

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: | 10/04/2024 22:53 |
|--|------------------|



13/02/2024



Jerome Feery (03) 8378 0514 0438 733 803 ieromefeery@jelliscraig.com.au

> \$450,000 - \$480,000 **Median Unit Price**

Year ending December 2023: \$570,000

Indicative Selling Price



Property Type: Apartment **Agent Comments**

Spacious apartment in boutique complex with balcony.

Comparable Properties



412/8 North St ASCOT VALE 3032 (REI)



Price: \$480,000 Method: Private Sale Date: 03/02/2024 Property Type: Unit

Agent Comments

Comparably sized apartment with superior outlook.



109/8 North St ASCOT VALE 3032 (REI)



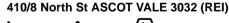


Price: \$450,000 Method: Private Sale Date: 09/02/2024

Property Type: Apartment

Agent Comments

Comparably sized apartment in a more highly populated complex.









Price: \$450.000 Method: Private Sale Date: 13/02/2024

Property Type: Apartment

Agent Comments

Comparably sized apartment in a more highly populated complex.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



