

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 306/2 Mascoma Street, Ascot Vale Vic 3032

Indicative selling price

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

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

Median sale price

Median price \$570,000 Property Type Unit Suburb Ascot Vale

Period - From 01/01/2023 to 31/12/2023 Source REIV

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.

	Address 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
3	410/8 North St ASCOT VALE 3032	\$450,000	13/02/2024

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: 10/04/2024 22:53



Property Type: Apartment

Agent Comments

Spacious apartment in boutique complex with balcony.

Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

Year ending December 2023: \$570,000

Comparable Properties



412/8 North St ASCOT VALE 3032 (REI)



Agent Comments

Comparably sized apartment with superior outlook.

Price: \$480,000

Method: Private Sale

Date: 03/02/2024

Property Type: Unit



109/8 North St ASCOT VALE 3032 (REI)



Agent Comments

Comparably sized apartment in a more highly populated complex.

Price: \$450,000

Method: Private Sale

Date: 09/02/2024

Property Type: Apartment



410/8 North St ASCOT VALE 3032 (REI)



Agent Comments

Comparably sized apartment in a more highly populated complex.

Price: \$450,000

Method: Private Sale

Date: 13/02/2024

Property Type: Apartment