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	8 Waratah Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,370,000 Property Type House Suburb Ascot Vale

Period - From 01/07/2023 to 30/06/2024 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	54 Browning St MOONEE PONDS 3039	$1,170,000	28/05/2024
2	68 Maribyrnong Rd MOONEE PONDS 3039	$1,090,000	12/04/2024
3	19 Brighton St FLEMINGTON 3031	$1,170,500	02/03/2024

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: 06/08/2024 18:13

8 Waratah Street, Ascot Vale Vic 3032

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3 1 1

Property Type: House
Land Size: 556 approx sqm approx

Agent Comments

Updated 3 bedroom Edwardian Home

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending June 2024: $1,370,000

Comparable Properties



54 Browning St MOONEE PONDS 3039 (REI)

3 1 -

Price: $1,170,000
Method: Sold Before Auction
Date: 28/05/2024
Property Type: House
Land Size: 253 sqm approx

Agent Comments

Comparable land and style of home, inferior fitout.



68 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

3 1 2

Price: $1,090,000
Method: Sold Before Auction
Date: 12/04/2024
Property Type: House (Res)
Land Size: 294 sqm approx

Agent Comments

Superior land, inferior location.



19 Brighton St FLEMINGTON 3031 (REI/VG)

3 1 -

Price: $1,170,500
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 292 sqm approx

Agent Comments

Superior land size and location, lacking off street parking.

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