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 $390,000 & $429,000

Median sale price

Median price $545,000 Property Type Unit Suburb Ascot Vale

Period - From 01/04/2023 to 31/03/2024 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	410/8 North St ASCOT VALE 3032	$450,000	13/02/2024
2	1119/40 Hall St MOONEE PONDS 3039	$400,000	15/04/2024
3	404/7 Aspen St MOONEE PONDS 3039	$392,500	11/04/2024

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: 15/05/2024 10:06

306/2 Mascoma Street, Ascot Vale Vic 3032

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



1 1 1

Property Type: Apartment

Agent Comments

Spacious apartment in boutique complex with balcony

Indicative Selling Price
$390,000 - $429,000
Median Unit Price
Year ending March 2024: $545,000

Comparable Properties



410/8 North St ASCOT VALE 3032 (REI/VG)

1 1 1

Price: $450,000
Method: Private Sale
Date: 13/02/2024
Property Type: Apartment

Agent Comments

Comparably sized apartment in a more highly dense complex.



1119/40 Hall St MOONEE PONDS 3039 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 15/04/2024
Property Type: Unit

Agent Comments

Comparably sized apartment in a more highly dense complex.



404/7 Aspen St MOONEE PONDS 3039 (REI)

1 1 1

Price: $392,500
Method: Private Sale
Date: 11/04/2024
Property Type: Apartment

Agent Comments

Comparably sized apartment in a more highly dense complex.

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