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	312/8 North Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $430,000 & $450,000

Median sale price

Median price $527,500 Property Type Unit Suburb Ascot Vale

Period - From 01/01/2024 to 31/12/2024 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	501/15 Everage St MOONEE PONDS 3039	$455,000	30/01/2025
2	2504/15 Everage St MOONEE PONDS 3039	$457,500	21/12/2024
3	804/7 Aspen St MOONEE PONDS 3039	$450,000	26/11/2024

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: 13/02/2025 09:38

312/8 North Street, Ascot Vale Vic 3032

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1 1 1

Property Type: Apartment

Agent Comments

1 bed, 1 Bath , 1 Car near new apartment

Indicative Selling Price
$430,000 - $450,000
Median Unit Price
Year ending December 2024: $527,500

Comparable Properties



501/15 Everage St MOONEE PONDS 3039 (REI)

1 1 1

Price: $455,000
Method: Private Sale
Date: 30/01/2025
Property Type: Apartment

Agent Comments

Same accomodation, similar condition, close proximity, neighbouring suburb



2504/15 Everage St MOONEE PONDS 3039 (REI)

1 1 1

Price: $457,500
Method: Auction Sale
Date: 21/12/2024
Rooms: 2
Property Type: Apartment

Agent Comments

Same accomodation, similar condition, close proximity, neighbouring suburb



804/7 Aspen St MOONEE PONDS 3039 (REI)

1 1 1

Price: $450,000
Method: Private Sale
Date: 26/11/2024
Property Type: Apartment

Agent Comments

Same accomodation, similar condition, close proximity, neighbouring suburb

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