





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 103/8 BURROWES STREET, ASCOT VALE, 🕮 2 🕒 2 🚓 1

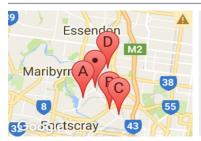
#### **Indicative Selling Price**

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

\$490,000 to \$540,000 **Price Range:** 

Provided by: Maurice Moschini, Maddison Estate Agents

#### **MEDIAN SALE PRICE**



## **ASCOT VALE, VIC, 3032**

**Suburb Median Sale Price (Unit)** 

\$475,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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.



1/14 LEONARD CRES, ASCOT VALE, VIC 3032







Sale Price

\*\$525,000

Sale Date: 20/05/2017

Distance from Property: 886m





8 HOWLETT ST, KENSINGTON, VIC 3031







Sale Price

**\*\$504,000** 

Sale Date: 01/05/2017

Distance from Property: 1.5km





2/75 MCCRACKEN ST, KENSINGTON, VIC 3031 🚊 2 🕒 1







**Sale Price** 

\*\$528,000

Sale Date: 22/04/2017

Distance from Property: 2km







# 8/23 GLADSTONE ST, MOONEE PONDS, VIC 🚊 2 😓 1 😓 1







Sale Price

\$575,000

Sale Date: 23/01/2017

Distance from Property: 1.3km



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	103/8 BURROWES STREET, ASCOT VALE, VIC 3032
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#### Indicative selling price

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

Price Range: \$490,000 to \$540,000

#### Median sale price

Median price	\$475,000	House	Unit X	Suburb	ASCOT VALE	
Period	01 April 2016 to 31 March 2017		Source	p	pricefinder	

## Comparable property sales

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
1/14 LEONARD CRES, ASCOT VALE, VIC 3032	*\$525,000	20/05/2017
8 HOWLETT ST, KENSINGTON, VIC 3031	*\$504,000	01/05/2017
2/75 MCCRACKEN ST, KENSINGTON, VIC 3031	*\$528,000	22/04/2017
8/23 GLADSTONE ST, MOONEE PONDS, VIC 3039	\$575,000	23/01/2017

