

STATEMENT OF INFORMATION

103/8 BURROWES STREET, ASCOT VALE, VIC 3032

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



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

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

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: 

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  2  2  1

Sale Price

***\$525,000**

Sale Date: 20/05/2017

Distance from Property: 886m



8 HOWLETT ST, KENSINGTON, VIC 3031  2  1  2

Sale Price

***\$504,000**

Sale Date: 01/05/2017

Distance from Property: 1.5km



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

Sale Price

***\$528,000**

Sale Date: 22/04/2017

Distance from Property: 2km



This report has been compiled on 29/06/2017 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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8/23 GLADSTONE ST, MOONEE PONDS, VIC



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

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

pricfinder

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