5/110 Union Road, Ascot Vale Vic 3032



1 Bed 1 Bath 1 Car Property Type: Townhouse(Single) Indicative Selling Price \$350,000 Median House Price March quarter 2024: \$500,000

Comparable Properties



4/53 Flemington Street, Travancore 3032 (REI/VG)

1 Bed 1 Bath 1 Car Price: \$350,000 Method: Private Sale Date: 26/02/2024 Property Type: Unit

Agent Comments: comparable size, inferior older style

block, inferior location



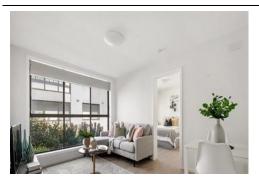
14/25 Gladstone Street, Moonee Ponds 3039 (REI)

1 Bed 1 Bath 1 Car Price: \$340,000 Method: Private Sale Date: 24/04/2024

Property Type: Apartment

Agent Comments: comparable size, location and

presentation



1/78-80 Argyle Street, Moonee Ponds 3039 (REI)

1 Bed 1 Bath 1 Car Price: \$335,000 Method: Auction Sale Date: 23/03/2024

Property Type: Apartment

Agent Comments: inferior location, superior size, inferior

presentation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Prop	erty	offered	for	sale

Address Including suburb or locality and postcode	5/110 Union Road, Ascot Vale Vic 3032
locality and postcode	

Indicative selling price

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

\$350,000

Median sale price

Median price	\$500,000		Unit	х	Suburb	Ascot	Vale	
Period - From	01/01/2024	to	31/03/2	2024	5	Source	REIV	

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
4/53 Flemington Street, TRAVANCORE 3032	\$350,000	26/02/2024
14/25 Gladstone Street, MOONEE PONDS 3039	\$340,000	24/04/2024
1/78-80 Argyle Street, MOONEE PONDS 3039	\$335,000	23/03/2024

This Statement of Information was prepared on: 03/06/2024 11:49

