

28/100 Union Road, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$620,000 - \$650,000

Median House Price

Year ending September 2022:

\$597,500

Comparable Properties



16/2 Newmarket Way, Flemington 3031 (REI)

2 Bed 1 Bath 1 Car

Price: \$600,000

Method: Auction Sale

Date: 01/10/2022

Property Type: Unit

Agent Comments: Two level residence with courtyard, inferior internally and location.



30/102 Union Road, Ascot Vale 3032 (VG)

2 Bed 1 Bath 1 Car

Price: \$550,000

Method: Sale

Date: 12/07/2022

Property Type: Flat/ Unit/Apartment(Res)

Agent Comments: Located in the same building, smaller inferior apartment.



8/100-104 Union Road, Ascot Vale 3032(REI)

2 Bed 1 Bath 1 Car

Price: \$530,000

Method: Private Sale

Date: 08/09/2022

Property Type: Apartment

Agent Comments: Located in the same building, smaller inferior apartment.

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*

Property offered for sale

Address
Including suburb or
locality and postcode

28/100 Union Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$597,500 Unit x Suburb Ascot Vale

Period - From 01/10/2021 to 30/09/2022 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
16/2 Newmarket Way, FLEMINGTON 3031	\$600,000	01/10/2022
30/102 Union Road, ASCOT VALE 3032	\$550,000	12/07/2022
8/100-104 Union Road, ASCOT VALE 3032	\$530,000	08/09/2022

This Statement of Information was prepared on:

25/11/2022 11:06