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

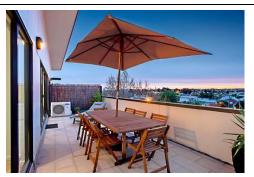


16/2 Newmarket Way, Flemington 3031 (REI)

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	

locality and postcode

Including suburb or 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	s	ource	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

