Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10/93-95 Union Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price	$563,000

Median sale price

Median price	$761,000	House		Unit	X		Suburb	Ascot Vale
Period - From	01/07/2017	to	30/09/2017		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* 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	14/41 Dover St FLEMINGTON 3031	$615,000	06/05/2017
2	3/146 Ascot Vale Rd FLEMINGTON 3031	$600,000	04/04/2017
3	21/9 Fabian Ct MARIBYRNONG 3032	$530,000	27/05/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Edward Thomas | P: 03 9376 3322

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🛏 2   🛁 2   🚗 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
$563,000
Median Unit Price
September quarter 2017: $761,000

Comparable Properties

14/41 Dover St FLEMINGTON 3031 (REI)

🛏 2   🛁 1   🚗 1

Price: $615,000
Method: Auction Sale
Date: 06/05/2017
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

3/146 Ascot Vale Rd FLEMINGTON 3031 (REI)

🛏 2   🛁 2   🚗 1

Price: $600,000
Method: Private Sale
Date: 04/04/2017
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

21/9 Fabian Ct MARIBYRNONG 3032 (REI)

🛏 2   🛁 1   🚗 1

Price: $530,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

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