

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	9/95 Union Road, Ascot Vale Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Single price \$528,000

Median sale price

Median price	\$515,000	Hou	Ise	Unit	Х	Subur	Ascot Vale
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

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

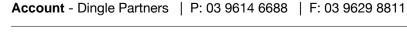
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price

1	29/1 Gatehouse Dr KENSINGTON 3031	\$530,000	27/02/2018
2	14/157 Epsom Rd ASCOT VALE 3032	\$528,000	16/06/2018
3	2/157 Epsom Rd ASCOT VALE 3032	\$516,000	07/07/2018

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.





Date of sale







Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$528,000 **Median Unit Price** June quarter 2018: \$515,000

Comparable Properties



29/1 Gatehouse Dr KENSINGTON 3031 (REI)

-2

Price: \$530.000 Method: Private Sale Date: 27/02/2018

Rooms: -

Property Type: Apartment

Agent Comments



14/157 Epsom Rd ASCOT VALE 3032 (REI)

60 1

Price: \$528,000 Method: Auction Sale Date: 16/06/2018 Rooms: 3

Property Type: Apartment

Agent Comments



2/157 Epsom Rd ASCOT VALE 3032 (REI)

Price: \$516,000 Method: Auction Sale Date: 07/07/2018 Rooms: 4

Property Type: Apartment

Agent Comments

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