

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

14/95 Union Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$567,000 Property Type Unit Suburb Ascot Vale

Period - From 01/01/2022 to 31/03/2022 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	4/42 The Parade ASCOT VALE 3032	\$515,000	08/03/2022
2	1/3 Lennox St MOONEE PONDS 3039	\$510,000	08/02/2022
3	2/16a Leonard Cr ASCOT VALE 3032	\$500,000	19/02/2022

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.~~

This Statement of Information was prepared on:

10/06/2022 15:41



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$490,000 - \$530,000
Median Unit Price
 March quarter 2022: \$567,000

Comparable Properties



4/42 The Parade ASCOT VALE 3032 (REI) **Agent Comments**

 2
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Price: \$515,000
Method: Private Sale
Date: 08/03/2022
Property Type: Apartment



1/3 Lennox St MOONEE PONDS 3039 (REI/VG) **Agent Comments**

 2
  1
  1

Price: \$510,000
Method: Auction Sale
Date: 08/02/2022
Property Type: Unit

2/16a Leonard Cr ASCOT VALE 3032 (REI/VG) **Agent Comments**

 2
  1
  1

Price: \$500,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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