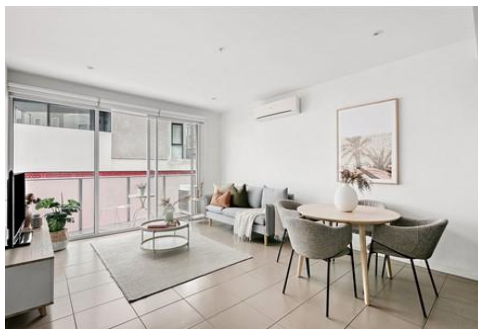


4/242 Union Road, Ascot Vale Vic 3032



1 Bed 1 Bath - Car
Property Type: Apartment
Indicative Selling Price
 \$280,000
Median House Price
 March quarter 2024: \$500,000

Comparable Properties



103/201 Buckley Street, Essendon 3040 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$297,500
Method: Private Sale
Date: 27/03/2024
Property Type: Apartment
Agent Comments: Comparable presentation, comparable location superior parking, comparable size



4/39 Myrning Crescent, Ascot Vale 3032 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$295,000
Method: Private Sale
Date: 29/03/2024
Property Type: Unit
Agent Comments: Inferior location, comparable size, inferior presentation, superior parking



6/7 Mascoma Street, Ascot Vale 3032 (REI)
1 Bed 1 Bath 1 Car
Price: \$272,000
Method: Private Sale
Date: 04/04/2024
Property Type: Apartment
Agent Comments: Comparable location, inferior style inferior size

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

4/242 Union Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

Median sale price

Median price Unit Suburb

Period - From to Source

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
103/201 Buckley Street, ESSENDON 3040	\$297,500	27/03/2024
4/39 Myrnong Crescent, ASCOT VALE 3032	\$295,000	29/03/2024
6/7 Mascoma Street, ASCOT VALE 3032	\$272,000	04/04/2024

This Statement of Information was prepared on: