

13/95 Union Road, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car

Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Indicative Selling Price

\$555,000

Median House Price

June quarter 2023:\$629,000

Comparable Properties



G03/8 Burrowes Street, Ascot Vale 3032 (REI)

2 Bed 2 Bath 1 Car

Price: \$570,000

Method: Private Sale

Date: 27/03/2023

Property Type: Apartment

Agent Comments: Superior floor plan with second bathroom, inferior block with more apartments, comparable location.



G11/8 Burrowes Street, Ascot Vale 3032 (REI)

2 Bed 2 Bath 1 Car

Price: \$520,000

Method: Private Sale

Date: 19/05/2023

Rooms: 3

Property Type: Apartment

Agent Comments: Inferior block on units, comparable location, inferior presentation, comparable size



21/157 Epsom Road, Ascot Vale 3032 (REI/VG)

2 Bed 1 Bath 2 Car

Price: \$515,000

Method: Private Sale

Date: 17/06/2023

Property Type: Apartment

Agent Comments: inferior location, building has major leaking issues, inferior presentation comparable 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

13/95 Union Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$555,000

Median sale price

Median price

\$629,000

Unit

x

Suburb

Ascot Vale

Period - From

01/04/2023

to

30/06/2023

Source

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
G03/8 Burrowes Street, ASCOT VALE 3032	\$570,000	27/03/2023
G11/8 Burrowes Street, ASCOT VALE 3032	\$520,000	19/05/2023
21/157 Epsom Road, ASCOT VALE 3032	\$515,000	17/06/2023

This Statement of Information was prepared on:

28/08/2023