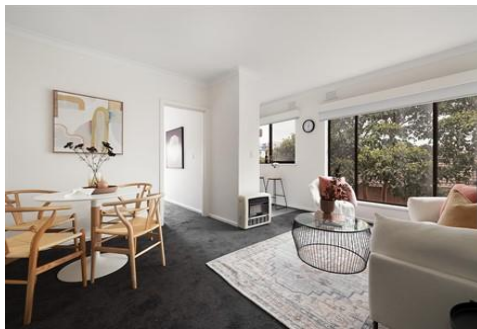


2/20-22 Sandown Road, Ascot Vale Vic 3032



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$265,000
Median House Price
 Year ending December 2023:
 \$570,000

Comparable Properties



9/93 St Leonards Road, Ascot Vale 3032 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$279,000
Method: Private Sale
Date: 31/10/2023
Property Type: Unit
Agent Comments: Superior location. Superior size, comparable presentation



2/7 Waltham Street, Flemington 3031 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$270,000
Method: Private Sale
Date: 13/11/2023
Property Type: Apartment
Agent Comments: inferior location. superior size, comparable presentation



8/230 Ascot Vale Road, Ascot Vale 3032 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$250,000
Method: Private Sale
Date: 25/10/2023
Property Type: Apartment
Agent Comments: Comparable location. comparable size, comparable presentation

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

2/20-22 Sandown Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$265,000

Median sale price

Median price

\$570,000

Unit

x

Suburb

Ascot Vale

Period - From

01/01/2023

to

31/12/2023

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
9/93 St Leonards Road, ASCOT VALE 3032	\$279,000	31/10/2023
2/7 Waltham Street, FLEMINGTON 3031	\$270,000	13/11/2023
8/230 Ascot Vale Road, ASCOT VALE 3032	\$250,000	25/10/2023

This Statement of Information was prepared on:

12/02/2024 09:13