

3/14 Sandown Road, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$649,000

Median House Price

December quarter 2020: \$635,250

Comparable Properties



5/8 Scotia Street, Moonee Ponds 3039 (REI)

2 Bed 2 Bath 1 Car

Price: \$740,000

Method: Sold Before Auction

Date: 09/12/2020

Property Type: Townhouse (Res)

Agent Comments: Modern interior, superior accommodation with two bathrooms.



5/54 St Leonards Road, Ascot Vale 3032 (REI)

2 Bed 2 Bath 1 Car

Price: \$730,000

Method: Private Sale

Date: 15/12/2020

Property Type: Townhouse (Single)

Agent Comments: Brand new townhouse over three levels, two bathrooms, superior accommodation.



3/35-41 Union Road, Ascot Vale 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$670,500

Method: Private Sale

Date: 13/10/2020

Property Type: Unit

Agent Comments: Two bedroom apartment style over two levels. Comparable accommodation.

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

3/14 Sandown Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$635,250

Unit

x

Suburb

Ascot Vale

Period - From

01/10/2020

to

31/12/2020

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
5/8 Scotia Street, MOONEE PONDS 3039	\$740,000	09/12/2020
5/54 St Leonards Road, ASCOT VALE 3032	\$730,000	15/12/2020
3/35-41 Union Road, ASCOT VALE 3032	\$670,500	13/10/2020

This Statement of Information was prepared on:

26/2/2021