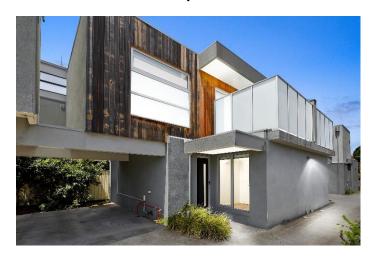
3/14 Sandown Road, Ascot Vale Vic 3032



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 For the meaning of this pr	price ice 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 prop	perty 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

