

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 13/100 Union Road, Ascot Vale, VIC 3032

Indicative selling price

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

Price Range

\$420,000

&

\$449,990

Median sale price

Median price

\$527,500

Property Type

Apartment

Suburb

Ascot Vale (3032)

Period - From

11/06/2023

to

11/06/2024

Source

realestate.com.au

Comparable property sales

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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
304/8 BURROWES STREET, ASCOT VALE VIC 3032	\$495,000	24/12/2024
16/22 LEONARD CRESCENT, ASCOT VALE VIC 3032	\$470,000	20/12/2024
7/157 ST LEONARDS ROAD, ASCOT VALE VIC 3032	\$452,000	29/08/2024

This Statement of Information was prepared on: 13/01/2025