

## 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

1/43 ROXBURGH STREET ASCOT VALE VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

4/102 UNION ROAD ASCOT VALE VIC 3032	-	22-Mar-24
5/102 UNION ROAD ASCOT VALE VIC 3032	\$530,000	03-Aug-23
13/95 UNION ROAD ASCOT VALE VIC 3032	\$545,000	06-Sep-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 March 2024



## 4/102 UNION ROAD ASCOT VALE VIC 3032

 2  1  1

Sold Price

<sup>RS</sup> - Sold Date **22-Mar-24**

Distance **0.13km**



## 5/102 UNION ROAD ASCOT VALE VIC 3032

 2  1  1

Sold Price

**\$530,000** Sold Date **03-Aug-23**

Distance **0.14km**



## 13/95 UNION ROAD ASCOT VALE VIC 3032

 2  1  1

Sold Price

**\$545,000** Sold Date **06-Sep-23**

Distance **0.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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