

## 5/100 Union Road, Ascot Vale Vic 3032



**2 Bed 1 Bath 1 Car**

**Property Type:**

Flat/Unit/Apartment (Res)

**Indicative Selling Price**

\$500,000 - \$550,000

**Median House Price**

June quarter 2023: \$629,000

## Comparable Properties



**G03/8 Burrowes Street, Ascot Vale 3032 (REI)**

**2 Bed 2 Bath 1 Car**

**Price:** \$570,000

**Method:** Private Sale

**Date:** 27/03/2023

**Property Type:** Apartment

**Agent Comments:** Superior size with second bathroom comparable presentation, comparable location



**214/7 Aspen Street, Moonee Ponds 3039 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$550,000

**Method:** Private Sale

**Date:** 12/05/2023

**Property Type:** Apartment

**Agent Comments:** inferior location, superior floor plan with second bathroom comparable presentation



**114/8 Burrowes Street, Ascot Vale 3032 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$502,500

**Method:** Private Sale

**Date:** 17/03/2023

**Property Type:** Apartment

**Agent Comments:** comparable presentation, comparable location, superior floorplan, with second bathroom.

## 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

5/100 Union Road, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

#### Median sale price

Median price \$629,000 Unit x Suburb Ascot Vale

Period - From 01/04/2023 to 30/06/2023 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
G03/8 Burrowes Street, ASCOT VALE 3032	\$570,000	27/03/2023
214/7 Aspen Street, MOONEE PONDS 3039	\$550,000	12/05/2023
114/8 Burrowes Street, ASCOT VALE 3032	\$502,500	17/03/2023

This Statement of Information was prepared on:

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