

203/246 Union Road, Ascot Vale Vic 3032



2 Bed 2 Bath 1 Car
Property Type: Apartment
Land Size: 755 sqm approx
Indicative Selling Price
 \$500,000 - \$520,000
Median House Price
 Year ending June 2022: \$626,500

Comparable Properties



8/100-104 Union Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$530,000
Method: Private Sale
Date: 08/09/2022
Property Type: Apartment
Agent Comments: Superior laundry space, located on the same street.



805/333 Ascot Vale Road, Moonee Ponds 3039 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$575,500
Method: Private Sale
Date: 25/07/2022
Property Type: Apartment
Agent Comments: Superior floor plan. Newer development



4/12 Leonard Crescent, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath - Car
Price: \$520,000
Method: Private Sale
Date: 04/08/2022
Property Type: Apartment
Agent Comments: Similar accommodation and style of property.

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

203/246 Union Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$500,000 & \$520,000

Median sale price

Median price \$626,500 Unit x Suburb Ascot Vale

Period - From 01/07/2021 to 30/06/2022 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
8/100-104 Union Road, ASCOT VALE 3032	\$530,000	08/09/2022
805/333 Ascot Vale Road, MOONEE PONDS 3039	\$527,500	25/07/2022
4/12 Leonard Crescent, ASCOT VALE 3032	\$520,000	04/08/2022

This Statement of Information was prepared on:

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