

Statement of Information for 7/100 Union Road, Ascot Vale.
**Internet advertising for multiple residential property
located within the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit(s) offered for sale

Address
Including suburb and
postcode

7/100 Union Road, Ascot Vale VIC 3032

Indicative selling price

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

Unit type or class	Single price
Two Bedroom Unit	\$550,000

Suburb unit median sale price

Median price

\$495,000

Suburb

Ascot Vale

Period - From

May 2017

To

Nov 2017

Source

Pricefinder

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
Two Bedroom Unit	1. 5/27 Harold Street, Ascot Vale	\$515,000	21/10/17
	2. 1/165 Kent Street, Ascot Vale	\$560,000	02/06/17
	3. 1/129 The Parade, Ascot Vale	\$566,000	15/07/17

SWEENEY