

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

A 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