

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 9/95 Union Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$528,000

Median sale price

Median price \$515,000 House Unit X Suburb Ascot Vale

Period - From 01/04/2018 to 30/06/2018 Source REIV

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 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
1	29/1 Gatehouse Dr KENSINGTON 3031	\$530,000	27/02/2018
2	14/157 Epsom Rd ASCOT VALE 3032	\$528,000	16/06/2018
3	2/157 Epsom Rd ASCOT VALE 3032	\$516,000	07/07/2018

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 six months.



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Rooms:
Property Type: Townhouse (Res)
 Agent Comments

Indicative Selling Price
 \$528,000
Median Unit Price
 June quarter 2018: \$515,000

Comparable Properties



29/1 Gatehouse Dr KENSINGTON 3031 (REI) [Agent Comments](#)

2 1 1

Price: \$530,000
Method: Private Sale
Date: 27/02/2018
Rooms: -
Property Type: Apartment



14/157 Epsom Rd ASCOT VALE 3032 (REI) [Agent Comments](#)

2 1 1

Price: \$528,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 3
Property Type: Apartment



2/157 Epsom Rd ASCOT VALE 3032 (REI) [Agent Comments](#)

2 1 1

Price: \$516,000
Method: Auction Sale
Date: 07/07/2018
Rooms: 4
Property Type: Apartment