

## 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 25/37 Ascot Vale 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)

Single price \$550,000

#### Median sale price

Median price \$761,000 House Unit X Suburb Ascot Vale

Period - From 01/07/2017 to 30/09/2017 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 7/37 Ballarat Rd FOOTSCRAY 3011	\$600,000	08/07/2017
2 10/93-95 Union Rd ASCOT VALE 3032	\$555,000	26/11/2017
3 6/39 Sandown Rd ASCOT VALE 3032	\$551,000	28/10/2017

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.



2   
 1   
 1

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Agent Comments**

Modern townhouse located at the back of the block away from Ascot Vale Rd offering 2 bed, 1 bath, north facing living with balcony, courtyard and secure parking.

**Indicative Selling Price**

\$550,000

**Median Unit Price**

September quarter 2017: \$761,000

## Comparable Properties



**7/37 Ballarat Rd FOOTSCRAY 3011 (REI/VG)**

2   
 1   
 1

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 114 sqm approx

**Agent Comments**

Bigger block of land but more dated inside and located in Footscray which has a lower median price.



**10/93-95 Union Rd ASCOT VALE 3032 (REI)**

2   
 2   
 1

**Price:** \$555,000

**Method:** Private Sale

**Date:** 26/11/2017

**Rooms:** 5

**Property Type:** Townhouse (Single)

**Agent Comments**

Has an ensuite but is a smaller property and doesn't have a courtyard.



**6/39 Sandown Rd ASCOT VALE 3032 (REI)**

2   
 2   
 1

**Price:** \$551,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Agent Comments**

Located around the corner and has an ensuite. Internal size looks to be smaller.