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<br>Including suburb and postcode | 3/26 Sandown Road, Ascot Vale Vic 3032 |

## Indicative selling price

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

Single price $688,000

## Median sale price

Median price $538,000 Property Type Unit Suburb Ascot Vale

Period - From 01/01/2020 to 31/12/2020 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 | 6/80 Henry St KENSINGTON 3031 | $690,000 | 07/12/2020 |
| 2 | 11/55 Dover St FLEMINGTON 3031 | $684,500 | 30/01/2021 |
| 3 | 3/35-41 Union Rd ASCOT VALE 3032 | $670,500 | 13/10/2020 |

**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.~~

This Statement of Information was prepared on: 15/02/2021 11:50

# 3/26 Sandown Road, Ascot Vale Vic 3032



- -

**Property Type:**
Agent Comments

**Indicative Selling Price**
$688,000
**Median Unit Price**
Year ending December 2020: $538,000

## Comparable Properties



**6/80 Henry St KENSINGTON 3031 (REI)**

2 1 2

**Price:** $690,000
**Method:** Sold Before Auction
**Date:** 07/12/2020
**Property Type:** Apartment

Agent Comments



**11/55 Dover St FLEMINGTON 3031 (REI)**

2 1 1

**Price:** $684,500
**Method:** Auction Sale
**Date:** 30/01/2021
**Property Type:** Apartment

Agent Comments



**3/35-41 Union Rd ASCOT VALE 3032 (REI)**

2 1 1

**Price:** $670,500
**Method:** Private Sale
**Date:** 13/10/2020
**Property Type:** Unit

Agent Comments

**Account** - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.