



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$780,000 - \$850,000  
**Median Unit Price**  
March quarter 2017: \$430,000

## Comparable Properties



**109 Walter St ASCOT VALE 3032 (REI)**

Agent Comments



**Price:** \$910,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 186 sqm



**9/80 Hobsons Rd KENSINGTON 3031 (REI)**

Agent Comments



**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**5 Rigby La KENSINGTON 3031 (REI)**

Agent Comments



**Price:** \$845,000  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)

## 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

2 Railway Place East, 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)

Range between

\$780,000

&

\$850,000

#### Median sale price

Median price

\$430,000

Unit

X

Suburb

Ascot Vale

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
109 Walter St ASCOT VALE 3032	\$910,000	25/03/2017
9/80 Hobsons Rd KENSINGTON 3031	\$855,000	03/06/2017
5 Rigby La KENSINGTON 3031	\$845,000	04/03/2017