

# 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

117 Epsom 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)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,370,000 Property Type House Suburb Ascot Vale

Period - From 01/01/2023 to 31/12/2023 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	172 St Leonards Rd ASCOT VALE 3032	\$1,108,000	20/11/2023
2	136 Eglinton St MOONEE PONDS 3039	\$1,100,000	15/12/2023
3	96 Ascot Vale Rd FLEMINGTON 3031	\$960,000	09/01/2024

**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:

30/01/2024 10:37



**Property Type:** House (Res)  
**Land Size:** 491 sqm approx

**Agent Comments**

Spacious home with ROW access on a large allotment.

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending December 2023: \$1,370,000

## Comparable Properties



**172 St Leonards Rd ASCOT VALE 3032 (REI/VG)**



**Price:** \$1,108,000  
**Method:** Private Sale  
**Date:** 20/11/2023  
**Property Type:** House (Res)  
**Land Size:** 452 sqm approx

**Agent Comments**

Additional bedroom, comparable land size in superior location.



**136 Eglinton St MOONEE PONDS 3039 (REI)**



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** House  
**Land Size:** 404 sqm approx

**Agent Comments**

Similar accommodation throughout. Slightly smaller allotment in a superior location.



**96 Ascot Vale Rd FLEMINGTON 3031 (REI)**



**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 09/01/2024  
**Property Type:** House  
**Land Size:** 508 sqm approx

**Agent Comments**

Superior land size in an inferior location.