

## 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

2/47 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 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

7/225-227 MARIBYRNONG ROAD ASCOT VALE VIC 3032	\$688,000	26-Oct-23
9/55 DOVER STREET FLEMINGTON VIC 3031	\$651,000	05-Oct-23
2/18-20 TAYLOR STREET MOONEE PONDS VIC 3039	\$602,000	13-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 17 November 2023



**7/225-227 MARIBYRNONG ROAD  
 ASCOT VALE VIC 3032**

 2  1  1

Sold Price

<sup>RS</sup> **\$688,000**

Sold Date **26-Oct-23**

Distance **0.27km**



**9/55 DOVER STREET FLEMINGTON  
 VIC 3031**

 2  1  1

Sold Price

<sup>RS</sup> **\$651,000**

Sold Date **05-Oct-23**

Distance **1.77km**



**2/18-20 TAYLOR STREET MOONEE  
 PONDS VIC 3039**

 2  1  1

Sold Price

<sup>RS</sup> **\$602,000**

Sold Date **13-Sep-23**

Distance **1.59km**

RS = Recent sale      UN = Undisclosed Sale

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