

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

43b Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$570,000 Property Type Unit 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	4/146 Epsom Rd ASCOT VALE 3032	\$750,000	02/08/2023
2	5/26 Middle Rd MARIBYRNONG 3032	\$735,000	05/08/2023
3	61 Dutton La ASCOT VALE 3032	\$725,000	20/11/2023

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:

22/01/2024 10:01



Property Type: Townhouse

Agent Comments

Stylish Contemporary Living In The Perfect Location

Comparable Properties

4/146 Epsom Rd ASCOT VALE 3032 (VG)



Agent Comments

Modern townhouse over 3 levels with single car accommodation

Price: \$750,000

Method: Sale

Date: 02/08/2023

Property Type: Flat/Unit/Apartment (Res)



5/26 Middle Rd MARIBYRNONG 3032 (REI/VG)



Agent Comments

Modern townhouse over 2 levels with single car accommodation

Price: \$735,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Townhouse (Res)



61 Dutton La ASCOT VALE 3032 (REI/VG)



Agent Comments

Modern townhouse over 3 levels with single car accommodation

Price: \$725,000

Method: Private Sale

Date: 20/11/2023

Property Type: Townhouse (Single)