### 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	43b Epsom Road, Ascot Vale Vic 3032
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$570,000	Pro	perty Type U	nit		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

Add	dress 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 comparableproperties 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





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> **Indicative Selling Price** \$700,000 - \$770,000 **Median Unit Price**

Year ending December 2023: \$570,000

Property Type: Townhouse **Agent Comments** 

Stylish Contemporary Living In The Perfect Location



## Comparable Properties

4/146 Epsom Rd ASCOT VALE 3032 (VG)

Price: \$750,000 Method: Sale Date: 02/08/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Modern townhouse over 3 levels with single car accommodation



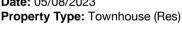
5/26 Middle Rd MARIBYRNONG 3032 (REI/VG)

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Price: \$735,000 Method: Auction Sale Date: 05/08/2023

Agent Comments

Modern townhouse over 2 levels with single car accommodation





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)

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