

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

176 Epsom Road Ascot Vale VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,253,500

Property type

House

Suburb

Ascot Vale

Period-from

01 Feb 2020

to

31 Jan 2021

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

110 Francis Street Ascot Vale VIC 3032	\$1,215,000	21-Oct-20
110 Epsom Road Ascot Vale VIC 3032	\$1,190,000	11-Dec-20
117 Maribyrnong Road Ascot Vale VIC 3032	\$1,150,000	25-Aug-20

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.~~

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110 Francis Street Ascot Vale VIC 3032

Sold Price **\$1,215,000** Sold Date **21-Oct-20**

2 2 1

Distance **0.39km**



110 Epsom Road Ascot Vale VIC 3032

Sold Price ^{RS} **\$1,190,000** ^{UN} Sold Date **11-Dec-20**

3 2 2

Distance **0.42km**



117 Maribyrnong Road Ascot Vale VIC 3032

Sold Price **\$1,150,000** Sold Date **25-Aug-20**

4 1 4

Distance **0.78km**

RS = Recent sale **UN** = Undisclosed Sale

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