

7/123 Epsom Road, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Apartment
Indicative Selling Price
 \$470,000 - \$495,000
Median House Price
 Year ending December 2023:
 \$570,000

Comparable Properties



5/8 Ormond Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$495,000
Method: Private Sale
Date: 08/02/2024
Property Type: Apartment
Agent Comments: Two bedroom apartment in an older style block. North facing balcony.



6/45 Flemington Street, Travancore 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$455,000
Method: Private Sale
Date: 06/11/2023
Property Type: Unit
Agent Comments: Two bedroom apartment in an older style block. Superior presentation and a balcony



3/15 Dartford Street, Flemington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: \$450,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Apartment
Agent Comments: Two bedroom in an older style block superior presentation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

7/123 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$470,000 & \$495,000

Median sale price

Median price \$570,000 Unit x Suburb Ascot Vale

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

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
5/8 Ormond Road, ASCOT VALE 3032	\$495,000	08/02/2024
6/45 Flemington Street, TRAVANCORE 3032	\$455,000	06/11/2023
3/15 Dartford Street, FLEMINGTON 3031	\$450,000	10/02/2024

This Statement of Information was prepared on:

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