

## 18/54 Epsom Road, Ascot Vale Vic 3032



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$410,000

**Median House Price**

March quarter 2022: \$567,000

## Comparable Properties



**12/54 Epsom Road, Ascot Vale 3032 (VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$440,000

**Method:** Private Sale

**Date:** 26/07/2022

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments:** Comparable size, comparable location, comparable presentation, looks over the back of the block no the main road at front.



**6/6 Ormond Road, Ascot Vale 3032 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$440,000

**Method:** Auction Sale

**Date:** 14/05/2022

**Property Type:** Unit

**Agent Comments:** Comparable location, comparable presentation, comparable size



**8/10 Dunlop Street, Maribyrnong 3032 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$400,000

**Method:** Private Sale

**Date:** 30/05/2022

**Property Type:** Unit

**Agent Comments:** Inferior location, inferior presentation, comparable size

## 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

18/54 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)

Single price

\$410,000

#### Median sale price

Median price

\$567,000

Unit

x

Suburb

Ascot Vale

Period - From

01/01/2022

to

31/03/2022

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
12/54 Epsom Road, Ascot Vale 3032	\$440,000	06/07/2022
6/6 Ormond Road, ASCOT VALE 3032	\$440,000	14/05/2022
8/10 Dunlop Street, MARIBYRNONG 3032	\$400,000	30/05/2022

This Statement of Information was prepared on:

31/08/2022