

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

LOT 1/168 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Ascot Vale

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

8 ASCOT STREET ASCOT VALE VIC 3032	\$850,000	06-Jul-21
2/8 HOTHAM STREET MOONEE PONDS VIC 3039	\$945,000	30-Mar-21
12 RETREAT DRIVE ASCOT VALE VIC 3032	\$925,000	11-Apr-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 September 2021



### 8 ASCOT STREET ASCOT VALE VIC 3032

Sold Price **\$850,000** Sold Date **06-Jul-21**

3 1 1

Distance **0.91km**

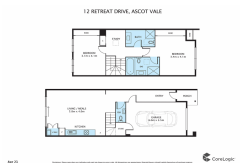


### 2/8 HOTHAM STREET MOONEE PONDS VIC 3039

Sold Price **\$945,000** Sold Date **30-Mar-21**

2 1 1

Distance **0.85km**



### 12 RETREAT DRIVE ASCOT VALE VIC 3032

Sold Price **\$925,000** Sold Date **11-Apr-21**

2 2 2

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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