

## 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

1/91 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

\$699,900

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$659,500

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Sep 2021

to

31 Aug 2022

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

8/27-31 EPSOM ROAD ASCOT VALE VIC 3032	\$715,000	23-Jul-22
1/95 CHARLES STREET ASCOT VALE VIC 3032	\$688,001	18-Jun-22
2/34 PARK STREET MOONEE PONDS VIC 3039	\$825,000	09-Jul-22

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.~~

This Statement of Information was prepared on: 05 September 2022


**8/27-31 EPSOM ROAD ASCOT  
VALE VIC 3032**
 2  1  1

Sold Price

<sup>RS</sup>
**\$715,000**

Sold Date

**23-Jul-22**

Distance

**0.63km**

**1/95 CHARLES STREET ASCOT  
VALE VIC 3032**
 2  1  1

Sold Price

**\$688,001**

Sold Date

**18-Jun-22**

Distance

**0.68km**

**2/34 PARK STREET MOONEE  
PONDS VIC 3039**
 2  1  1

Sold Price

<sup>RS</sup>
**\$825,000**
<sup>UN</sup>

Sold Date

**09-Jul-22**

Distance

**1.83km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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