

7/54 Epsom Road, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$485,000
Median House Price
 Year ending December 2021:
 \$654,500

Comparable Properties



12/157 Epsom Road, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 2 Car
Price: \$579,000
Method: Private Sale
Date: 19/12/2021
Property Type: Apartment
Agent Comments: comparable location, superior size and presentation



9/110 Union Road, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$519,000
Method: Private Sale
Date: 12/10/2021
Property Type: Apartment
Agent Comments: superior location, inferior size, comparable presentation



203/1 Langs Road, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$440,000
Method: Sold Before Auction
Date: 16/11/2021
Property Type: Apartment
Agent Comments: inferior location, inferior size, new building

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

7/54 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$485,000

Median sale price

Median price

\$654,000

Unit

x

Suburb

Ascot Vale

Period - From

01/01/2021

to

31/12/2021

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
12/157 Epsom Road, ASCOT VALE 3032	\$579,000	19/12/2021
9/110 Union Road, ASCOT VALE 3032	\$519,000	12/10/2021
203/1 Langs Road, ASCOT VALE 3032	\$440,000	16/11/2021

This Statement of Information was prepared on:

09/02/2022 12:40