

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

11/157 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$525,000

House

Unit

X

Suburb

Ascot Vale

Period - From 01/10/2016

to

30/09/2017

Source REIV

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 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
1	208/62 Mt Alexander Rd TRAVANCORE 3032	\$360,000	31/07/2017
2	7/23 Maribyrnong Rd ASCOT VALE 3032	\$355,500	09/09/2017
3	3/190-192 Mt Alexander Rd TRAVANCORE 3032	\$355,000	23/09/2017

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 six months.



1
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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$349,000

Median Unit Price
 Year ending September 2017: \$525,000

Comparable Properties



208/62 Mt Alexander Rd TRAVANCORE 3032 (REI)

Agent Comments

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Price: \$360,000
Method: Private Sale
Date: 31/07/2017
Rooms: 3
Property Type: Apartment



7/23 Maribyrnong Rd ASCOT VALE 3032 (REI)

Agent Comments

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Price: \$355,500
Method: Auction Sale
Date: 09/09/2017
Rooms: 2
Property Type: Apartment



3/190-192 Mt Alexander Rd TRAVANCORE 3032 (REI)

Agent Comments

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Price: \$355,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 3
Property Type: Apartment