

9/97-99 Epsom Road, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Apartment
Indicative Selling Price
 \$395,000
Median House Price
 16/01/2024 - 15/01/2025: \$527,500

Comparable Properties



5/103-107 The Parade, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$435,000
Method: Private Sale
Date: 07/10/2024
Property Type: Unit
Agent Comments: Superior location, superior block, Superior presentation



6/16a Leonard Crescent, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$390,000
Method: Private Sale
Date: 30/09/2024
Property Type: Apartment
Agent Comments: Comparable location, superior style being a newer apartment, comparable size



10/15 Maribyrnong Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$416,000
Method: Private Sale
Date: 21/08/2024
Property Type: Apartment
Agent Comments: Comparable location, comparable size, superior presentation

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

9/97-99 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$527,500

Unit

x

Suburb

Ascot Vale

Period - From

16/01/2024

to

15/01/2025

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
5/103-107 The Parade, ASCOT VALE 3032	\$435,000	07/10/2024
6/16a Leonard Crescent, ASCOT VALE 3032	\$390,000	30/09/2024
10/15 Maribyrnong Road, ASCOT VALE 3032	\$416,000	21/08/2024

This Statement of Information was prepared on:

17/02/2025sss