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

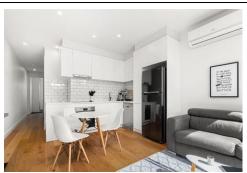


5/103-107 The Parade, Ascot Vale 3032 (REI) 2 Bed 1 Bath 1 Car

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 sa	le
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Address Including suburb or locality and postcode	9/97-99 Epsom Road, Ascot Vale Vic 3032
locality and postcode	

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
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