

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

2/157 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$505,000

Median sale price

Median price \$605,000

House

Unit

X

Suburb

Ascot Vale

Period - From 01/01/2018

to

31/03/2018

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	14/157 Epsom Rd ASCOT VALE 3032	\$528,000	16/06/2018
2	9/1 Gatehouse Dr KENSINGTON 3031	\$508,000	25/06/2018
3	9/52 Mirams St ASCOT VALE 3032	\$508,000	02/06/2018

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.



2
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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$505,000
Median Unit Price
 March quarter 2018: \$605,000

Sophistication On The City Fringe Opposite Showgrounds Village, this two bedroom apartment is designed to maximise light, comfort and lifestyle advantages. Highlights include generous living domain, Smeg kitchen, alfresco terrace, modern bathroom and undercover parking.

Comparable Properties



14/157 Epsom Rd ASCOT VALE 3032 (REI)

Agent Comments

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Price: \$528,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 3
Property Type: Apartment



9/1 Gatehouse Dr KENSINGTON 3031 (REI)

Agent Comments

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Price: \$508,000
Method: Private Sale
Date: 25/06/2018
Rooms: -
Property Type: Apartment



9/52 Mirams St ASCOT VALE 3032 (REI)

Agent Comments

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Price: \$508,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 4
Property Type: Apartment