

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 (*Delete single price or range as applicable)

Single Price

\$527,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,500

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 301/51 Sandown Road Ascot Vale VIC 3032 | \$521,000 | 15-Jul-19 |
| 8/37 Ascot Vale Road Ascot Vale VIC 3032 | \$510,000 | 27-Jul-19 |
| 15/1-7 Sandown Road Ascot Vale VIC 3032 | \$517,500 | 30-Mar-19 |

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 6 months.~~

This Statement of Information was prepared on: 30 September 2019



301/51 Sandown Road Ascot Vale VIC 3032

2 1 1

Sold Price

\$521,000

Sold Date

15-Jul-19

Distance

0.05km



8/37 Ascot Vale Road Ascot Vale VIC 3032

2 1 2

Sold Price

\$510,000

Sold Date

27-Jul-19

Distance

0.37km



15/1-7 Sandown Road Ascot Vale VIC 3032

2 1 1

Sold Price

\$517,500

Sold Date

30-Mar-19

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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