

2/32 Epsom Road, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Property Type: Townhouse
Indicative Selling Price
 \$630,000 - \$680,000
Median House Price
 Year ending September 2022:
 \$597,500

Comparable Properties



5/156-160 Ascot Vale Road, Flemington 3031 (REI)
2 Bed 2 Bath 1 Car
Price: \$685,000
Method: Sold Before Auction
Date: 03/10/2022
Property Type: Townhouse (Res)
Agent Comments: Older style townhouse, located on the same road, renovated internally.



11/24 Park Street, Moonee Ponds 3039 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$670,000
Method: Private Sale
Date: 19/09/2022
Property Type: Townhouse (Single)
Agent Comments: Modern two bedroom townhouse set over two levels, two outdoor areas.



5/127 Raleigh Road, Maribyrnong 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$600,000
Method: Private Sale
Date: 13/11/2022
Property Type: Townhouse (Single)
Agent Comments: Modern townhouse located on a main Rd, over three levels. Inferior land size.

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

2/32 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$597,500 Unit x Suburb Ascot Vale

Period - From 01/10/2021 to 30/09/2022 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
5/156-160 Ascot Vale Road, FLEMINGTON 3031	\$685,000	03/10/2022
11/24 Park Street, MOONEE PONDS 3039	\$670,000	19/09/2022
5/127 Raleigh Road, MARIBYRNONG 3032	\$600,000	13/11/2022

This Statement of Information was prepared on:

29/11/2022 21:11