

## 3/157 Epsom Road, Ascot Vale 3032



**2 Bed 1 Bath 2 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$550,000  
**Median House Price**  
 01/09/2022 – 31/08/2023:  
 \$630,000

## Comparable Properties



**5/100 Union Road, Ascot Vale 3032**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 03/08/2023  
**Property Type:** Apartment  
**Agent Comments:** comparable location, comparable presentation, inferior size



**201/19 Moore Street, Moonee Ponds 3039**  
**2 Bed 2 Bath 1 Car**  
**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 02/08/2023  
**Property Type:** Apartment  
**Agent Comments:** comparable location, inferior size, comparable presentation



**2/30-32 Finsbury Street, Flemington 3031**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$550,000  
**Method:** Sale  
**Date:** 10/07/2023  
**Property Type:** Strata unit/ Flat  
**Agent Comments:** inferior size, superior location, inferior 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

3/157 Epsom Road, Ascot Vale 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$550,000

#### Median sale price

Median price

\$630,000

Unit

x

Suburb

Ascot Vale

Period - From

01/09/2022

to

31/08/2023

Source

Corelogic

#### 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
100 Union Road, ASCOT VALE VIC 3032	\$530,000	03/08/23
201/19 Moore Street, MOONEE PONDS VIC 3039	\$520,000	02/08/23
2/30-32 Finsbury Street, FLEMINGTON VIC 3031	\$550,000	10/07/23

This Statement of Information was prepared on:

04/09/2023