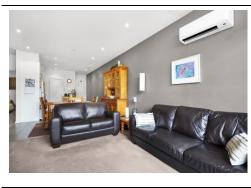
woodards

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 locality and postcode

Including suburb or 3/157 Epsom Road, Ascot Vale 3032

Indicative selling price

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

Single price

\$550,000

Median sale price

- ouro prito							
Median price	\$630,000	Unit	x	Suburb	Ascot	Vale	
Period - From	01/09/2022	to 31/08/2	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



This guide must not be taken as legal advice.