### 15/157 Epsom Road, Ascot Vale Vic 3032



2 Bed 1 Bath 2 Car Rooms: 3 Property Type: Apartment Indicative Selling Price \$545,000 Median House Price September quarter 2023: \$540,000

### **Comparable Properties**



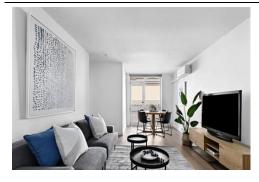
## 3/157 Epsom Road, Ascot Vale 3032 (REI/VG)

2 Bed 1 Bath 2 Car Price: \$552,500 Method: Private Sale Date: 11/09/2023

**Property Type:** Apartment

**Agent Comments:** Comparable property. Located in the same complex directly below. Had renovations completed

and freshened up before sale.



#### 6/157-159 St Leonards Road, Ascot Vale 3032 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$525,000 Method: Auction Sale Date: 07/10/2023 Property Type: Unit

**Agent Comments:** Freshly renovated apartment located in an older style block. Inferior in size and only a very small

balcony.



#### 601/60 Speakmen Street, Kensington 3031 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$567,000 Method: Private Sale Date: 29/09/2023 Property Type: Unit

**Agent Comments:** Two bedroom two bathroom open plan living apartment in a larger complex. Comparable property.

#### 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	15/157 Epsom Road, Ascot Vale Vic 3032					
locality and postcode						

**Indicative selling price** 

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

Single price \$545,000

Median sale price

Median price	\$540,000		Unit x	Suburb	Ascot	Vale	
Period - From	01/07/2023	to	30/09/2023		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
3/157 Epsom Road, ASCOT VALE 3032	\$552,500	11/09/2023
6/157-159 St Leonards Road, ASCOT VALE 3032	\$525,000	07/10/2023
601/60 Speakmen Street, KENSINGTON 3031	\$567,000	29/09/2023

This Statement of Information was prepared on:	24/01/2024
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