

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 locality and postcode

15/157 Epsom Road, Ascot Vale Vic 3032

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