

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

92 Epsom Road, Ascot Vale Vic 3032

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$850,000

Median sale price

Median price \$1,245,000

House

X

Unit

Suburb Ascot Vale

Period - From 01/10/2018

to

31/12/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** 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
1	16 Dean St MOONEE PONDS 3039	\$860,000	17/09/2018
2	6 Leopold St MARIBYRNONG 3032	\$815,000	27/10/2018
3	8 Station Av ASCOT VALE 3032	\$805,000	23/02/2019

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2
 1
 2

Rooms:
Property Type: House
 Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 December quarter 2018: \$1,245,000

Charming Edwardian On A Family Sized Allotment Near Walter Reserve, Union Road and schools, this freestanding two bedroom Edwardian boasts land, approximately 356m2, and renovation/expansion potential (STCA). Comprises covered alfresco, central living, spacious kitchen/dining, gleaming bathroom, garage/ROW.

Comparable Properties



16 Dean St MOONEE PONDS 3039 (REI)

Agent Comments

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 1

Price: \$860,000
Method: Private Sale
Date: 17/09/2018
Rooms: -
Property Type: House



6 Leopold St MARIBYRNONG 3032 (REI)

Agent Comments

2
 1
 3

Price: \$815,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 424 sqm approx



8 Station Av ASCOT VALE 3032 (REI)

Agent Comments

2
 1
 1

Price: \$805,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)