

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

9/157 EPSOM ROAD ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

306/8 BURROWES STREET ASCOT VALE VIC 3032	\$539,000	14-Dec-24
102/20 LEONARD CRESCENT ASCOT VALE VIC 3032	\$542,500	11-Feb-25
204/246 UNION ROAD ASCOT VALE VIC 3032	\$550,000	07-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 19 February 2025



306/8 BURROWES STREET ASCOT VALE VIC 3032

 2  2  1

Sold Price **\$539,000** Sold Date **14-Dec-24**

Distance **0.53km**



102/20 LEONARD CRESCENT ASCOT VALE VIC 3032

 -  -  1

Sold Price ^{RS} **\$542,500** Sold Date **11-Feb-25**

Distance **0.94km**



204/246 UNION ROAD ASCOT VALE VIC 3032

 2  2  1

Sold Price **\$550,000** Sold Date **07-Dec-24**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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