

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

4/54 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jan 2024

to

31 Dec 2024

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

304/8 BURROWES STREET ASCOT VALE VIC 3032	\$495,000	24-Dec-24
15/26 LEONARD CRESCENT ASCOT VALE VIC 3032	\$490,000	10-Dec-24
G08/20 PIER LANE MARIBYRNONG VIC 3032	\$525,000	19-Sep-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: 28 January 2025



304/8 BURROWES STREET ASCOT VALE VIC 3032 Sold Price

^{RS} **\$495,000** Sold Date **24-Dec-24**

 2  2  1

Distance **0.83km**



15/26 LEONARD CRESCENT ASCOT VALE VIC 3032 Sold Price

^{RS} **\$490,000** Sold Date **10-Dec-24**

 2  2  1

Distance **1.3km**



G08/20 PIER LANE MARIBYRNONG VIC 3032 Sold Price

\$525,000 Sold Date **19-Sep-24**

 2  2  1

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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