

34 Epsom Road, Ascot Vale Vic 3032



3 Bed 1 Bath 4 Car

Property Type: House (Res)

Land Size: 410 sqm approx

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

Year ending March 2023:

\$1,360,000

Comparable Properties



114 Epsom Road, Ascot Vale 3032 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,145,000

Method: Private Sale

Date: 23/03/2023

Property Type: House

Agent Comments: Freestanding period home, comparable location on the same street. Slightly smaller land size, has a large double garage at the rear. Updated throughout.



215 Ascot Vale Road, Ascot Vale 3032 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,101,000

Method: Auction Sale

Date: 14/02/2023

Property Type: House (Res)

Land Size: 422 sqm approx

Agent Comments: Brick home on a corner block, slightly larger land size. Also located on a main road. Inferior condition.



49 Francis Street, Ascot Vale 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$1,025,000

Method: Sold Before Auction

Date: 22/03/2023

Property Type: House (Res)

Agent Comments: Detached weatherboard home, inferior land size, superior location. Updated in areas however only two bedroom accommodation.

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

34 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,360,000 House x Suburb Ascot Vale

Period - From 01/04/2022 to 31/03/2023 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
114 Epsom Road, ASCOT VALE 3032	\$1,145,000	23/03/2023
215 Ascot Vale Road, ASCOT VALE 3032	\$1,101,000	14/02/2023
49 Francis Street, ASCOT VALE 3032	\$1,025,000	22/03/2023

This Statement of Information was prepared on:

16/05/2023