

# 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

15/54 Epsom Road, Ascot Vale Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$450,000

### Median sale price

Median price \$630,000

Property Type Unit

Suburb Ascot Vale

Period - From 01/10/2023

to 31/12/2023

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	6/157-159 St Leonards Rd ASCOT VALE 3032	\$525,000	07/10/2023
2	10/237 Ascot Vale Rd ASCOT VALE 3032	\$520,000	18/11/2023
3	9/1 Langs Rd ASCOT VALE 3032	\$465,000	26/01/2024

**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.~~

This Statement of Information was prepared on:

22/03/2024 11:23



2   1   1

**Property Type:** Apartment/Unit

Agent Comments

**Indicative Selling Price**

\$450,000

**Median Unit Price**

December quarter 2023: \$630,000

## Comparable Properties



**6/157-159 St Leonards Rd ASCOT VALE 3032 (REI)**

Agent Comments

2   1   1

**Price:** \$525,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Unit



**10/237 Ascot Vale Rd ASCOT VALE 3032 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$520,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Unit



**9/1 Langs Rd ASCOT VALE 3032 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 26/01/2024

**Property Type:** Apartment