

15/133 Epsom Road, Ascot Vale Vic 3032



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$305,000
Median House Price
 Year ending March 2024: \$545,000

Comparable Properties



12/133 Epsom Road, Ascot Vale 3032 (REI)
1 Bed 1 Bath 1 Car
Price: \$310,000
Method: Private Sale
Date: 12/03/2024
Property Type: Unit
Agent Comments: Located in the same building, renovated throughout.



7/267 Ascot Vale Road, Moonee Ponds 3039 (REI)
1 Bed 1 Bath 1 Car
Price: \$302,000
Method: Private Sale
Date: 23/02/2024
Rooms: 2
Property Type: Flat
Agent Comments: Updated apartment in an older style block, main road location.



4/39 Myrnong Crescent, Ascot Vale 3032 (REI)
1 Bed 1 Bath 1 Car
Price: \$295,000
Method: Private Sale
Date: 29/03/2024
Property Type: Unit
Agent Comments: Ground floor apartment in original condition.

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

15/133 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$305,000

Median sale price

Median price

\$545,000

Unit

x

Suburb

Ascot Vale

Period - From

01/04/2023

to

31/03/2024

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
12/133 Epsom Road, ASCOT VALE 3032	\$310,000	12/03/2024
7/267 Ascot Vale Road, MOONEE PONDS 3039	\$302,000	23/02/2024
4/39 Myrnong Crescent, ASCOT VALE 3032	\$295,000	29/03/2024

This Statement of Information was prepared on:

30/07/2024ss