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

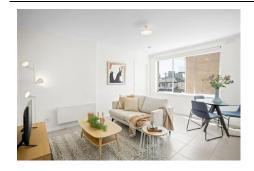


12/133 Epsom Road, Ascot Vale 3032 (REI) 1 Bed 1 Bath 1 Car

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	onerea	for sale
	Address	

Including suburb or locality and postcode

Including suburb or 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
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