

## 16/54 Epsom Road, Ascot Vale Vic 3032



**2 Bed 2 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$510,000  
**Median House Price**  
 22/03/2023-21/03/2024: \$530,000

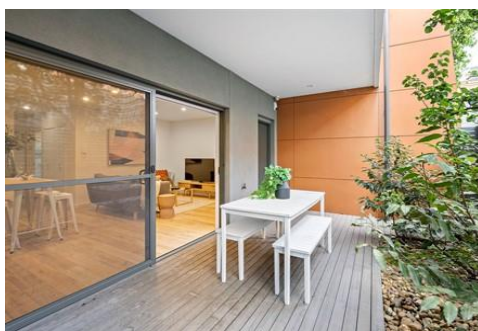
## Comparable Properties



**12/55 Dover Street, Flemington 3031 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$550,000  
**Method:** Sold Before Auction  
**Date:** 29/02/2024  
**Property Type:** Apartment  
**Agent Comments:** Older block, comparable presentation, comparable location, comparable size.



**15/157 Epsom Road, Ascot Vale 3032 (REI/VG)**  
**2 Bed 1 Bath 2 Car**  
**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 15/02/2024  
**Property Type:** Apartment  
**Agent Comments:** Comparable size, comparable location, comparable finishes



**2/12 Leonard Crescent, Ascot Vale 3032 (REI/VG)**  
**2 Bed 2 Bath 1 Car**  
**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 02/02/2024  
**Property Type:** Apartment  
**Agent Comments:** Inferior location, comparable finishes, inferior size

## 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

16/54 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

\$510,000

#### Median sale price

Median price

\$530,000

Unit

x

Suburb

Ascot Vale

Period - From

22/03/2023

to

21/03/2024

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
12/55 Dover Street, FLEMINGTON 3031	\$550,000	29/02/2024
15/157 Epsom Road, ASCOT VALE 3032	\$535,000	15/02/2024
2/12 Leonard Crescent, ASCOT VALE 3032	\$530,000	02/02/2024

This Statement of Information was prepared on:

18/04/2024