

**9/97-99 Epsom Road, Ascot Vale Vic 3032**



**2 Bed 1 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$410,000  
**Median House Price**  
 16/01/2024 - 15/01/2025: \$527,500

Comparable Properties



**5/103-107 The Parade, Ascot Vale 3032 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 07/10/2024  
**Property Type:** Unit  
**Agent Comments:** Superior location, superior block, Superior presentation



**6/16a Leonard Crescent, Ascot Vale 3032 (REI/VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 30/09/2024  
**Property Type:** Apartment  
**Agent Comments:** Comparable location, superior style being a newer apartment, comparable size



**10/15 Maribyrnong Road, Ascot Vale 3032 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$416,000  
**Method:** Private Sale  
**Date:** 21/08/2024  
**Property Type:** Apartment  
**Agent Comments:** Comparable location, comparable size, superior presentation

## 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

9/97-99 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

\$410,000

#### Median sale price

Median price

\$527,500

Unit

x

Suburb

Ascot Vale

Period - From

16/01/2024

to

15/01/2025

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
5/103-107 The Parade, ASCOT VALE 3032	\$435,000	07/10/2024
6/16a Leonard Crescent, ASCOT VALE 3032	\$390,000	30/09/2024
10/15 Maribyrnong Road, ASCOT VALE 3032	\$416,000	21/08/2024

This Statement of Information was prepared on:

16/01/2025 10:26