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	4/47 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $551,250 Property Type Unit Suburb Ascot Vale

Period - From 01/07/2023 to 30/06/2024 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	5/225-227 Maribyrnong Rd ASCOT VALE 3032	$630,000	04/09/2024
2	10/24 Park St MOONEE PONDS 3039	$635,000	30/07/2024
3	8/67-69 Eglinton St MOONEE PONDS 3039	$590,000	20/04/2024

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: 11/09/2024 16:50

4/47 Epsom Road, Ascot Vale Vic 3032

Jerome Feery
(03) 8378 0514
0438 733 803
jeromefeery@jelliscraig.com.au



2 1 1

Property Type: Unit

Agent Comments

Updated villa unit with generous outdoor area and secure garage.

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
Year ending June 2024: $551,250

Comparable Properties



5/225-227 Maribyrnong Rd ASCOT VALE 3032 (REI)

2 2 1

Price: $630,000
Method: Private Sale
Date: 04/09/2024
Property Type: Unit

Agent Comments

Larger property, comparable location.



10/24 Park St MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: $635,000
Method: Private Sale
Date: 30/07/2024
Property Type: Unit

Agent Comments

Newer build in superior location.



8/67-69 Eglinton St MOONEE PONDS 3039 (REI)

2 1 1

Price: $590,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Apartment

Agent Comments

Comparable-sized property in a superior location with no outdoor area.

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