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	43b Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price $735,000

Median sale price

Median price $856,250 Property Type Townhouse Suburb Ascot Vale

Period - From 25/03/2023 to 24/03/2024 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	2/103 St Leonards Rd ASCOT VALE 3032	$735,000	18/11/2023
2	61 Dutton La ASCOT VALE 3032	$725,000	20/11/2023
3	2/26 Middle Rd MARIBYRNONG 3032	$688,000	10/11/2023

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: 25/03/2024 17:40

43b Epsom Road, Ascot Vale Vic 3032

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2 1 1

Property Type: Townhouse

Agent Comments

Contemporary street facing tri level townhouse with rooftop balcony

Indicative Selling Price
$735,000
Median Townhouse Price
25/03/2023 - 24/03/2024: $856,250

Comparable Properties



2/103 St Leonards Rd ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $735,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Townhouse (Res)

Agent Comments

Older style townhouse over 2 levels with single car accommodation



61 Dutton La ASCOT VALE 3032 (REI/VG)

2 2 1

Price: $725,000
Method: Private Sale
Date: 20/11/2023
Property Type: Townhouse (Single)

Agent Comments

Contemporary townhouse over 3 levels with extra bathroom and single car accommodation



2/26 Middle Rd MARIBYRNONG 3032 (REI/VG)

2 1 1

Price: $688,000
Method: Sold Before Auction
Date: 10/11/2023
Property Type: Townhouse (Res)

Agent Comments

Contemporary townhouse over 2 levels with single car accommodation

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