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<br>Including suburb and postcode | 64 Epsom Road, Ascot Vale Vic 3032 |

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## Median sale price

Median price $1,400,000 Property Type House Suburb Ascot Vale

Period - From 01/04/2024 to 31/03/2025 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 | 136 The Parade ASCOT VALE 3032 | $1,250,000 | 03/04/2025 |
| 2 | 163 The Parade ASCOT VALE 3032 | $1,235,000 | 13/03/2025 |
| 3 | 60 Argyle St MOONEE PONDS 3039 | $1,150,000 | 01/03/2025 |

**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: 07/05/2025 08:59

# 64 Epsom Road, Ascot Vale Vic 3032

Jerome Feery
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3 1 2

**Property Type:** House

Agent Comments

Updated Edwardian home with ROW access.

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
Year ending March 2025: $1,400,000

## Comparable Properties



**136 The Parade ASCOT VALE 3032 (REI)**

2 1 -

**Price:** $1,250,000
**Method:** Sold Before Auction
**Date:** 03/04/2025
**Property Type:** House
**Land Size:** 336 sqm approx

Agent Comments

Less accommodation (smaller allotment/one less parking space) in superior location.



**163 The Parade ASCOT VALE 3032 (REI/VG)**

3 1 1

**Price:** $1,235,000
**Method:** Sold Before Auction
**Date:** 13/03/2025
**Property Type:** House (Res)
**Land Size:** 366 sqm approx

Agent Comments

Comparable accommodation (smaller allotment/one less parking space) in superior location.



**60 Argyle St MOONEE PONDS 3039 (REI/VG)**

3 1 1

**Price:** $1,150,000
**Method:** Auction Sale
**Date:** 01/03/2025
**Property Type:** House (Res)
**Land Size:** 300 sqm approx

Agent Comments

Comparable accommodation (smaller allotment/one less parking space) in superior location.



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