

# 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

15 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 \$950,000

### Median sale price

Median price \$1,200,000

Property Type House

Suburb Ascot Vale

Period - From 01/04/2019

to 31/03/2020

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	3 Federation St ASCOT VALE 3032	\$1,010,000	28/04/2020
2	135 Maribyrnong Rd ASCOT VALE 3032	\$1,000,000	30/03/2020
3	27 Walter St ASCOT VALE 3032	\$880,000	16/04/2020

**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:

14/05/2020 09:12



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$950,000

**Median House Price**  
Year ending March 2020: \$1,200,000

## Comparable Properties



**3 Federation St ASCOT VALE 3032 (REI)**

Agent Comments



**Price:** \$1,010,000  
**Method:** Private Sale  
**Date:** 28/04/2020  
**Property Type:** House (Res)



**135 Maribyrnong Rd ASCOT VALE 3032 (REI)**

Agent Comments



**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 30/03/2020  
**Property Type:** House (Res)



**27 Walter St ASCOT VALE 3032 (REI)**

Agent Comments



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 16/04/2020  
**Property Type:** House (Res)