

7/123 Epsom Road, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat

Indicative Selling Price
 \$390,000 - \$410,000
Median House Price
 June Quarter 2017: \$525,000

Comparable Properties



17/54 Epsom Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$445,000
Method: Private Sale
Date: 03/08/2017
Property Type: Apartment
Agent Comments: Modern complex with balcony, floating floors and off-street parking.



160/533 Mt Alexander Road, Moonee Ponds 3039 (REI)
2 Bed 1 Bath
Price: \$405,000
Method: Private Sale
Date: 19/09/2017
Property Type: Apartment
Agent Comments: Located on busy street with dated kitchen and undercover balcony.



2/205-207 Maribyrnong Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$395,000
Method: Auction Sale
Date: 09/09/2017
Property Type: Apartment
Agent Comments: Also located on a busy road, has off-street parking. Dated bathroom.

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

7/123 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$390,000 & \$410,000

Median sale price

Median price \$525,000 Unit X Suburb or locality Ascot Vale

Period - From 23/04/2017 to 24/10/2017 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
17/54 Epsom Road, ASCOT VALE 3032	\$445,000	03/08/2017
106/533 Mt Alexander Road, MOONEE PONDS 3039	\$405,000	19/09/2017
2/205/207 Maribyrnong Road, ASCOT VALE 3032	\$395,000	09/09/2017