

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

14/157 Epsom Road Ascot Vale VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$558,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

22/18 Mawbey Street Kensington VIC 3031	\$570,000	20-Mar-20
8/16 Mawbey Street Kensington VIC 3031	\$555,000	07-Feb-20
239/77 Hobsons Road Kensington VIC 3031	\$565,000	29-Jan-20

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 6 months.~~

This Statement of Information was prepared on: 20 June 2020


**22/18 Mawbey Street Kensington
VIC 3031**

Sold Price

\$570,000 Sold Date **20-Mar-20**

2
 1
 1

Distance **0.98km**
**8/16 Mawbey Street Kensington VIC
3031**

Sold Price

^{RS} **\$555,000** Sold Date **07-Feb-20**

2
 1
 1

Distance **0.98km**
**239/77 Hobsons Road Kensington
VIC 3031**

Sold Price

\$565,000 Sold Date **29-Jan-20**

2
 1
 1

Distance **1.46km****RS** = Recent sale**UN** = Undisclosed Sale

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