

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 20/54 Epsom Road, Ascot Vale, VIC 3032

Indicative selling price

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

Price Range \$440,000 & \$460,000

Median sale price

Median price \$523,250 Property Type House Suburb Kensington (3031)

Period - From 05/03/2021 to 05/03/2020 Source realestate.com

Comparable property sales

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
316/66 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$450,000	10/02/2021
202/94 CADE WAY, PARKVILLE VIC 3052	\$460,000	25/11/2020
7/30 LEONARD CRESCENT, ASCOT VALE VIC 3032	\$444,000	16/10/2020

This Statement of Information was prepared on: 13/04/2021