

# STATEMENT OF INFORMATION

4/133 EPSOM ROAD, ASCOT VALE, VIC 3032

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/133 EPSOM ROAD, ASCOT VALE, VIC**

1 1 1

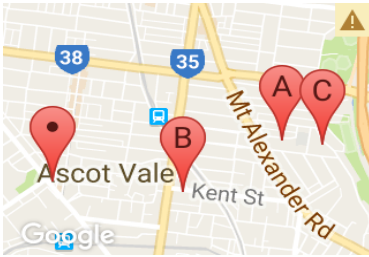
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$290,000 to \$315,000**

Provided by: Maurice Moschini, Maddison Estate Agents

## MEDIAN SALE PRICE



**ASCOT VALE, VIC, 3032**

Suburb Median Sale Price (Unit)

**\$475,000**

01 April 2016 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**18 MASCOMA ST, ASCOT VALE, VIC 3032**

1 1 1

Sale Price

**\*\$320,000**

Sale Date: 27/05/2017

Distance from Property: 1.5km



**3/171 KENT ST, ASCOT VALE, VIC 3032**

1 1 1

Sale Price

**\*\$275,000**

Sale Date: 05/05/2017

Distance from Property: 854m



**6/37 MYRNONG CRES, ASCOT VALE, VIC 3032**

1 1 1

Sale Price

**\*\$296,000**

Sale Date: 25/02/2017

Distance from Property: 1.8km



This report has been compiled on 29/06/2017 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/133 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)

Price Range: \$290,000 to \$315,000

### Median sale price

Median price

\$475,000

House

Unit

X

Suburb

ASCOT VALE

Period

01 April 2016 to 31 March 2017

Source

pricfinder

### 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
18 MASCOMA ST, ASCOT VALE, VIC 3032	*\$320,000	27/05/2017
3/171 KENT ST, ASCOT VALE, VIC 3032	*\$275,000	05/05/2017
6/37 MYRNONG CRES, ASCOT VALE, VIC 3032	*\$296,000	25/02/2017