

15 The Parade, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car

Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 245 sqm approx

Indicative Selling Price

\$1,090,000 - \$1,150,000

Median House Price

December quarter 2021:

\$1,360,000

Comparable Properties



3 South Street, Ascot Vale 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$1,165,000

Method: Private Sale

Date: 23/12/2021

Property Type: House

Agent Comments: Comparable size, inferior location, superior floor plan



14 Elizabeth Street, Moonee Ponds 3039 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$1,100,000

Method: Sold before Auction

Date: 27/11/2021

Property Type: House (Res)

Land Size: 193 sqm approx

Agent Comments: Inferior location, inferior land size, superior presentation and renovation inside.



227 Ascot Vale Road, Ascot Vale 3032 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$1,071,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 178 sqm approx

Agent Comments: Inferior location, inferior land size, superior internal size.

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

15 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,090,000 & \$1,150,000

Median sale price

Median price \$1,360,000 House x Suburb Ascot Vale

Period - From 01/10/2021 to 31/12/2021 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
3 South Street, ASCOT VALE 3032	\$1,165,000	23/12/2021
14 Elizabeth Street, MOONEE PONDS 3039	\$1,100,000	27/11/2021
227 Ascot Vale Road, ASCOT VALE 3032	\$1,071,000	13/11/2021

This Statement of Information was prepared on:

14/02/2022 15:58