

54 The Parade, Ascot Vale



3 Beds 1 Bath 1 Car
Property Type: House
Land Size: 500m²

Indication Selling Price
\$1,350,000 - \$1,450,000
Median House Price
March Quarter 2017: \$1,292,000

Comparable Properties



78 The Parade, Ascot Vale 3032 (REI)
3 Beds 1 Bath 3 Cars
Price: \$1,440,000
Method: Auction Sale
Date: 11/02/2017
Property Type: House (Res)
Land Size: 490m²
Agent Comments: Smaller land size, renovated bathroom, ROW at the rear, open plan extension with decking



6 Munro Street, Ascot Vale 3032 (REI)
3 Beds 1 Bath 1 Car
Price: \$1,435,000
Method: Auction Sale
Date: 8/4/2017
Property Type: House (Res)
Land Size: 450m²
Agent Comments: Smaller land size. Laneway along one side, more updated kitchen and bathroom, open plan living



9 Francis Street, Ascot Vale 3032 (REI)
3 Beds 1 Bath 2 Car
Price: \$1,335,000
Method: Sale
Date: 13/02/2017
Property Type: House (Res)
Land Size: 470m²
Agent Comments: Updated kitchen and bathroom, 2 street frontage, rear facing Dunlop Avenue

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

54 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,292,000

House

☒

Suburb
or locality

Ascot Vale

Period - From

01/01/2017

to

31/03/2017

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
78 The Parade, Ascot Vale 3032	\$ 1,440,000	11/02/2017
6 Munro Street, Ascot Vale 3032	\$ 1,435,000	08/04/2017
9 Francis Street, Ascot Vale 3032	\$ 1,335,000	13/02/2017