

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

7/129 THE PARADE 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jul 2021

to

30 Jun 2022

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

100 UNION ROAD ASCOT VALE VIC 3032	\$550,000	12-Jul-22
7/1-7 SANDOWN ROAD ASCOT VALE VIC 3032	\$567,000	18-Mar-22
3/75 FENTON STREET ASCOT VALE VIC 3032	\$555,000	19-Mar-22

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: 23 July 2022


**100 UNION ROAD ASCOT VALE
VIC 3032**

2 1 1

Sold Price

RS

\$550,000

Sold Date

12-Jul-22

Distance

0.72km

**7/1-7 SANDOWN ROAD ASCOT
VALE VIC 3032**

2 1 2

Sold Price

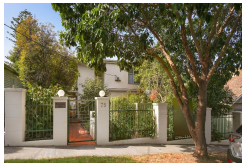
\$567,000

Sold Date

18-Mar-22

Distance

-


**3/75 FENTON STREET ASCOT
VALE VIC 3032**

2 1 1

Sold Price

\$555,000

Sold Date

19-Mar-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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