

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 2/42 The Parade Ascot Vale VIC 3032

Indicative selling price

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

Single price \$459,000

Median sale price

Median price \$430,760

Property type *Apartment*

Suburb Ascot Vale

Period - From 17/03/2019

to

17/09/2019

Source www.realestate.com.au

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
1 1/19 Roxburgh Street, Ascot Vale VIC 3032	\$400,000	06/04/2019
2 3/52 Munro Street, Ascot Vale VIC 3032	\$467,000	02/07/2019
3 1/90 Primrose Street, Essendon VIC 3040	\$438,000	23/05/2019

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the *Estate Agents Act 1980*. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of **25** residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

This Statement of Information was prepared on: 17/09/2019