

140 The Parade, Ascot Vale Vic 3032



3 Bed 2 Bath – Car

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Indicative Selling Price

\$1,550,000 - \$1,640,000

Median House Price

March quarter 2022: \$1,750,000

Comparable Properties



6 Hurtle Street, Ascot Vale 3032 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$1,630,000

Method: Sold Before Auction

Date: 26/11/2021

Property Type: House (Res)

Land Size: 396 sqm approx

Agent Comments: comparable size home, comparable presentation, inferior location



6c Huntly Street, Moonee Ponds 3039 (REI)

3 Bed 2 Bath 2 Car

Price: \$1,625,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Agent Comments: comparable size and presentation and location.



17 Crown Terrace, Ascot Vale 3032 (REI)

2 Bed 2 Bath 3 Car

Price: \$1,535,000

Method: Sold Before Auction

Date: 08/03/2022

Property Type: House (Res)

Land Size: 564 sqm approx

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

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

140 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,550,000 & \$1,640,000

Median sale price

Median price \$1,750,000 House x Suburb Ascot Vale

Period - From 01/01/2022 to 31/03/2022 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
6 Hurtle Street, ASCOT VALE 3032	\$1,630,000	26/11/2021
6c Huntly Street, MOONEE PONDS 3039	\$1,625,000	02/04/2022
17 Crown Terrace, ASCOT VALE 3032	\$1,535,000	08/03/2022

This Statement of Information was prepared on:

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