186 The Parade, Ascot Vale Vic 3032



3 Bed 1 Bath 2 Car

Rooms: 5

Property Type: House (Res) Land Size: 503 sqm approx Indicative Selling Price \$1,580,000- \$1,650,000 Median House Price December quarter 2024: \$1,410,000

Comparable Properties



47 Clarinda Road, Essendon 3040 (REI)

4 Bed 2 Bath 1 Car Price: \$1,660,000 Method: Private Sale Date: 18/12/2024

Property Type: House (Res) **Land Size:** 574 sqm approx

Agent Comments: Comparable size, Comparable

location, inferior presentation



39 Addison Street, Moonee Ponds 3039 (REI)

4 Bed 1 Bath 1 Car Price: \$1,595,000 Method: Private Sale Date: 27/11/2024

Property Type: House (Res)

Agent Comments: Comparable location, inferior

presentation, inferior land size



62 St Leonards Road, Ascot Vale 3032 (REI)

3 Bed 2 Bath - Car Price: \$1,651,000 Method: Auction Sale Date: 27/10/2024

Property Type: House (Res) **Land Size:** 351 sqm approx

Agent Comments: Comparable location, comparable presentation, inferior land size, superior accommodation

second bathroom

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

	Pro	pertv	offered	for	sale
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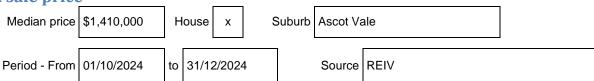
Address	
Including suburb or	186 The Parade, Ascot Vale Vic 3032
locality and postcode	

Indicative selling price

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

Range between	\$1,580,000	&	\$1,650,000

Median sale price



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
47 Clarinda Road, ESSENDON 3040	\$1,660,000	18/12/2024
39 Addison Street, MOONEE PONDS 3039	\$1,595,000	27/11/2024
62 St Leonards Road, ASCOT VALE 3032	\$1,651,000	27/10/2024

This Statement of Information was prepared on: 03/02/2025 15:27

