

10/62 The Parade, Ascot Vale Vic 3032



3 Bed 2 Bath 1 Car

Property Type: Townhouse

Indicative Selling Price

\$880,000 - \$930,000

Median House Price

Year ending December 2022:

\$570,000

Comparable Properties



13/4-12 Fisher Parade, Ascot Vale 3032 (REI)

3 Bed 2 Bath 2 Car

Price: \$915,000

Method: Private Sale

Date: 22/12/2022

Property Type: Townhouse (Single)

Agent Comments: Modern townhouse set over three levels, inferior finishes and location. Superior double garage size.



129 Walter Street, Ascot Vale 3032 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$895,000

Method: Sold Before Auction

Date: 01/12/2022

Property Type: Townhouse (Res)

Land Size: 170 sqm approx

Agent Comments: Street fronted townhouse, inferior location and finishes.



1/130 Union Road, Ascot Vale 3032 (REI)

3 Bed 2 Bath 1 Car

Price: \$867,000

Method: Sold Before Auction

Date: 20/02/2023

Property Type: Townhouse (Res)

Agent Comments: Two level townhouse accessed from the rear of a commercial property, inferior finishes and 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

10/62 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$570,000 Unit x Suburb Ascot Vale

Period - From 01/01/2022 to 31/12/2022 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
13/4-12 Fisher Parade, ASCOT VALE 3032	\$915,000	22/12/2022
129 Walter Street, ASCOT VALE 3032	\$895,000	01/12/2022
1/130 Union Road, ASCOT VALE 3032	\$867,000	20/02/2023

This Statement of Information was prepared on:

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