

## 2/151 The Parade, Ascot Vale Vic 3032



**1 Bed 1 Bath 1 Car**  
**Property Type:** Flat

**Indicative Selling Price**

\$299,000

**Median House Price**

Jun Quarter 2017: \$525,000

### Comparable Properties

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**4/342 Ascot Vale Road, Moonee Ponds 3039 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$298,000

**Method:** Private Sale

**Date:** 04/07/2017

**Property Type:** Apartment

**Agent Comments:** Located on a busy street with off-street parking available.



**9/106 Ascot Vale Road, Flemington 3031 (REI/VG)**

**1 Bed 1 Bath**

**Price:** \$292,000

**Method:** Private Sale

**Date:** 20/04/2017

**Property Type:** Unit

**Agent Comments:** Similar brick complex, updated internally with off-street parking.



**7/106 Ascot Vale Road, Flemington 3031 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$292,000

**Method:** Private Sale

**Date:** 17/09/2017

**Property Type:** Apartment

**Agent Comments:** Secure intercom access, updated internally with off-street available

## 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

2/151 The Parade, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$299,000

#### Median sale price

Median price

\$525,000

Unit

X

Suburb  
or locality

Ascot Vale

Period - From

18/04/2017

to

19/10/2017

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
4/342 Ascot Vale Road, Moonee Ponds 3039	\$298,000	04/07/2017
9/106 Ascot Vale Road, Flemington 3031	\$292,000	20/04/2017
7/106 Ascot Vale Road, Flemington 3031	\$259,000	17/09/2017