

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

165 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,394,000

Property Type House

Suburb Ascot Vale

Period - From 01/04/2021

to

30/06/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

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	15 Severn St MOONEE PONDS 3039	\$1,250,000	03/09/2021
2	25 River Av ASCOT VALE 3032	\$1,200,000	11/08/2021
3	26 Station Av ASCOT VALE 3032	\$1,130,000	21/07/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/10/2021 11:01

165 The Parade, Ascot Vale Vic 3032



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 297 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2021: \$1,394,000

Comparable Properties



15 Severn St MOONEE PONDS 3039 (REI/VG) **Agent Comments**

2 1 -
Price: \$1,250,000
Method: Sold Before Auction
Date: 03/09/2021
Property Type: House
Land Size: 213 sqm approx



25 River Av ASCOT VALE 3032 (REI) **Agent Comments**

3 1 2
Price: \$1,200,000
Method: Sold Before Auction
Date: 11/08/2021
Property Type: House (Res)
Land Size: 328 sqm approx



26 Station Av ASCOT VALE 3032 (REI/VG) **Agent Comments**

2 1 2
Price: \$1,130,000
Method: Sold Before Auction
Date: 21/07/2021
Property Type: House (Res)
Land Size: 225 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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