

## 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

104 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,945

Property type

Other

Suburb

Ascot Vale

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

### 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 6 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

3 Federation Street Ascot Vale VIC 3032	\$1,010,000	28-Apr-20
15 Epsom Road Ascot Vale VIC 3032	\$950,000	16-May-20
29 Walter Street Ascot Vale VIC 3032	\$1,000,000	26-Mar-20

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 6 months.~~

This Statement of Information was prepared on: 07 July 2020



**3 Federation Street Ascot Vale VIC 3032**

Sold Price

**\$1,010,000**

Sold Date

**28-Apr-20**

2

1

1

Distance

**0.35km**



**15 Epsom Road Ascot Vale VIC 3032**

Sold Price

**\$950,000**

Sold Date

**16-May-20**

3

1

1

Distance

**0.58km**



**29 Walter Street Ascot Vale VIC 3032**

Sold Price

**\$1,000,000**

Sold Date

**26-Mar-20**

3

1

-

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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