

111 The Parade, Ascot Vale Vic 3032



4 Bed 1 Bath - Car

Property Type: House

Land Size: 700 sqm approx

Indicative Selling Price

\$2,000,000

Median House Price

Year ending June 2022: \$1,355,500

Comparable Properties



18 Athol Street, Moonee Ponds 3039 (REI)

4 Bed 2 Bath - Car

Price: \$2,180,000

Method: Sold Before Auction

Date: 21/05/2022

Property Type: House (Res)

Land Size: 645 sqm approx

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



29 Argyle Street, Moonee Ponds 3039 (REI)

4 Bed 2 Bath 2 Car

Price: \$1,880,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 678 sqm approx

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



102 Holmes Road, Moonee Ponds 3039 (REI)

5 Bed 2 Bath 2 Car

Price: \$1,820,000

Method: Auction Sale

Date: 07/05/2022

Land Size: 6

Property Type: House (Res)

Land Size: 782 sqm approx

Agent Comments: inferior location, superior land size, superior presentation

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

111 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$2,000,000

Median sale price

Median price

\$1,355,500

House

x

Suburb

Ascot Vale

Period - From

01/07/2021

to

30/06/2022

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
18 Athol Street, MOONEE PONDS 3039	\$2,180,000	21/05/2022
29 Argyle Street, MOONEE PONDS 3039	\$1,880,000	14/05/2022
102 Holmes Road, MOONEE PONDS 3039	\$1,820,000	07/05/2022

This Statement of Information was prepared on:

12/09/2022