

## 7/62 The Parade, Ascot Vale Vic 3032



**3 Bed 2 Bath 2 Car**

**Property Type:** Townhouse

**Indicative Selling Price**

\$980,000 - \$1,070,000

**Median House Price**

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

## Comparable Properties



**1/104 The Parade, Ascot Vale 3032 (VG)**

**3 Bed 2 Bath 2 Car**

**Price:** \$1,135,000

**Method:** Sale

**Date:** 28/06/2022

**Property Type:** House (Res)

**Agent Comments:** Located in the same street, western side of union Rd. Street fronted townhouse, not brand new.



**4 Enclave Avenue, Ascot Vale 3032 (REI/VG)**

**3 Bed 3 Bath 2 Car**

**Price:** \$985,000

**Method:** Private Sale

**Date:** 29/06/2022

**Property Type:** Townhouse (Single)

**Land Size:** 153 sqm approx

**Agent Comments:** Similar accommodation, older development.



**46 Roseberry Street, Ascot Vale 3032 (REI/VG)**

**3 Bed 1 Bath 1 Car**

**Price:** \$926,000

**Method:** Sold Before Auction

**Date:** 28/06/2022

**Property Type:** House (Res)

**Land Size:** 171 sqm approx

**Agent Comments:** A modern townhouse with inferior bathroom & parking space.

## 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

7/62 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)

Range between \$980,000 & \$1,070,000

#### 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
1/104 The Parade Parade, ASCOT VALE 3032	\$1,135,000	28/06/2022
4 Enclave Avenue, ASCOT VALE 3032	\$985,000	29/05/2022
46 Roseberry Street, ASCOT VALE 3032	\$926,000	28/07/2022

This Statement of Information was prepared on:

14/10/2022