

5 The Parade, Ascot Vale Vic 3032



4 Bed 2 Bath 1 Car
Property Type: House
Land Size: 475 sqm approx
Indicative Selling Price
 \$1,950,000 - \$2,100,000
Median House Price
 Year ending September 2021:
 \$1,310,000

Comparable Properties



148 St Leonards Road, Ascot Vale 3032 (REI/VG)
4 Bed 2 Bath 2 Car
Price: \$2,040,000
Method: Sale
Date: 11/08/2021
Property Type: House (Res)
Land Size: 537 sqm approx
Agent Comments: comparable renovation and presentation, inferior location, larger block of land.



10 Grace Street, Moonee Ponds 3039 (REI/VG)
3 Bed 1 Bath - Car
Price: \$1,905,000
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)
Land Size: 381 sqm approx
Agent Comments: Comparable location, inferior land size and inferior size of the home and land.



14 Rothwell Street, Ascot Vale 3032 (REI/VG)
4 Bed 2 Bath 2 Car
Price: \$1,800,000
Method: Private Sale
Date: 10/08/2021
Property Type: House
Agent Comments: inferior presentation, inferior location, comparable size home and land

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

5 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,310,000 House x Suburb Ascot Vale

Period - From 01/10/2020 to 30/09/2021 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
148 St Leonards Road, ASCOT VALE 3032	\$2,040,000	11/08/2021
10 Grace Street, MOONEE PONDS 3039	\$1,905,000	03/07/2021
14 Rothwell Street, ASCOT VALE 3032	\$1,800,000	10/08/2021

This Statement of Information was prepared on:

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