

## 10/4-12 Fisher Parade, Ascot Vale Vic 3032



**3 Bed 2 Bath 2 Car**  
**Property Type:** Townhouse  
**Indicative Selling Price**  
 \$855,000  
**Median House Price**  
 Year ending June 2024: \$551,250

## Comparable Properties



**9/32 Fisher Parade, Ascot Vale 3032 (REI)**  
**3 Bed 2 Bath 1 Car**  
**Price:** \$843,000  
**Method:** Private Sale  
**Date:** 17/07/2024  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Townhouse with comparable accommodation located on the same street. Inferior garaging



**4/16 Fisher Parade, Ascot Vale 3032 (REI/VG)**  
**3 Bed 3 Bath 2 Car**  
**Price:** \$828,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Modern three bedroom townhouse located on the same street. Freshly presented.



**1/26 Sandown Road, Ascot Vale 3032 (REI/VG)**  
**3 Bed 1 Bath 2 Car**  
**Price:** \$867,000  
**Method:** Sold Before Auction  
**Date:** 23/02/2024  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Modern townhouse, only one bathroom.

## 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

10/4-12 Fisher 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)

Single Price

\$855,000

#### Median sale price

Median price

\$551,250

Unit

x

Suburb

Ascot Vale

Period - From

01/07/2023

to

30/03/2024

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
9/32 Fisher Parade, ASCOT VALE 3032	\$843,000	17/07/2024
4/16 Fisher Parade, ASCOT VALE 3032	\$828,000	16/03/2024
1/26 Sandown Road, ASCOT VALE 3032	\$867,000	23/02/2024

This Statement of Information was prepared on:

25/07/2024 22:13