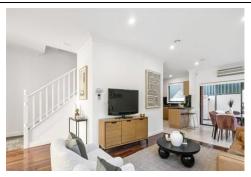
10/4-12 Fisher Parade, Ascot Vale Vic 3032



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

Prop	ertv	offered	for	sal	e
0 -	,			001	

Address Including suburb or locality and postcode	10/4-12 Fisher Parade, Ascot Vale Vic 3032
locality and postcode	

Indicative selling price

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

\$855,000

Median sale price

Median price	\$551,250		Unit	х	Suburb	Ascot	Vale	
Period - From	01/07/2023	to	30/0362	024	8	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 or	n: 25/07/2024 22:13

