

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

13/4-12 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

7/4-12 FISHER PARADE ASCOT VALE VIC 3032	\$900,000	29-Jun-22
14/4-12 FISHER PARADE ASCOT VALE VIC 3032	\$915,000	18-Jun-22
3/40 LANGS ROAD ASCOT VALE VIC 3032	\$850,000	02-May-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 November 2022



## 7/4-12 FISHER PARADE ASCOT VALE VIC 3032

3 2 2

Sold Price **\$900,000** Sold Date **29-Jun-22**

Distance **0.04km**



## 14/4-12 FISHER PARADE ASCOT VALE VIC 3032

3 2 2

Sold Price **\$915,000** Sold Date **18-Jun-22**

Distance **0.01km**



## 3/40 LANGS ROAD ASCOT VALE VIC 3032

3 2 1

Sold Price **\$850,000** Sold Date **02-May-22**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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