

5/151 The Parade, Ascot Vale Vic 3032



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$299,000

Median Unit Price

December quarter 2017: \$660,000

Agent Comments: Brick apartment complex with off street parking and storage room.

Comparable Properties



3/232 Ascot Vale Road, Ascot Vale 3032 (REI)

1 Bed 1 Bath 1 Car

Price: \$320,000

Method: Private Sale

Date: 15/01/2018

Property Type: Apartment

Agent Comments: Brick complex with updated kitchen and bathroom. Off street parking available.



2/151 The Parade, Ascot Vale 3032 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$295,000

Method: Private Sale

Date: 10/11/2017

Property Type: Apartment

Agent Comments: Located in the same complex. Has a balcony, off street parking and storage room.



1/106 Ascot Vale Road, Flemington 3031 (REI)

1 Bed 1 Bath 1 Car

Price: \$258,000

Method: Private Sale

Date: 12/01/2018

Property Type: Apartment

Agent Comments: Dated complex with off street parking. No storage and no balcony.

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

5/151 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$660,000

Unit

X

Suburb

Ascot Vale

Period - From

01/10/2017

to

31/12/2017

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
3/232 Ascot Vale Road, ASCOT VALE 3032	\$320,000	15/01/2018
2/151 The Parade, ASCOT VALE 3032	\$295,000	10/11/2017
1/106 Ascot Vale Road, FLEMINGTON 3031	\$258,000	12/01/2018