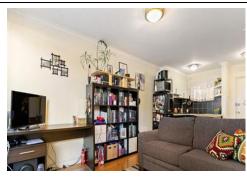
# woodards

# 8/151-153 The Parade, Ascot Vale Vic 3032



1 Bed 1 Bath 1 Car Rooms: 2 Property Type: Apartment Indicative Selling Price \$349,000 Median House Price March quarter 2023: \$580,000

# **Comparable Properties**



5/2 St Kinnord Street, Aberfeldie 3040 (REI) 1 Bed 1 Bath 1 Car Price: \$328,000 Method: Private Sale Date: 05/05/2023 Property Type: Apartment Agent Comments: Inferior location, inferior size, comparable presentation



2/1 Hortense Street, Maribyrnong 3032 (REI/VG) 1 Bed 1 Bath 1 Car Price: \$325,000 Method: Sold Before Auction Date: 16/03/2023 Property Type: Unit Agent Comments: Inferior location, inferior presentation, inferior internal space



5/84 Dover Street, Flemington 3031 (REI/VG) 1 Bed 1 Bath 1 Car Price: \$307,000 Method: Auciton Sale Date: 04/03/2023 Property Type: Apartment Agent Comments: Inferior size, Comparable location, inferior presentation

# **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 locality and postcode

Including suburb or 8/151-153 The Parade, Ascot Vale Vic 3032

## **Indicative selling price**

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

Single price

\$349,000

## Median sale price

Median price	\$580,000		Unit	x	Suburb	Ascot	Vale	
Period - From	01/01/2023	to	31/03/2	023	S	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
5/2 St Kinnord Street, ABERFELDIE 3040	\$328,000	05/05/2023
2/1 Hortense Street, MARIBYRNONG 3032	\$325,000	16/03/2023
5/84 Dover Street, FLEMINGTON 3031	\$307,000	04/03/2023

This Statement of Information was prepared on:

26/05/2023 11:46



This guide must not be taken as legal advice.