

5/151 The Parade, Ascot Vale Vic 3032



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$325,000

Median House Price

June quarter 2023: \$629,000

Comparable Properties



11/17-19 Ascot Vale Road, Flemington 3031 (REI)

1 Bed 1 Bath 1 Car

Price: \$335,000

Method: Private Sale

Date: 28/06/2023

Property Type: Apartment

Agent Comments: Newer complex with superior fitout.



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: Ground floor apartment in an older style block with small courtyard. Superior property.



5/84 Dover Street, Flemington 3031 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$307,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Apartment

Agent Comments: Older style apartment in original condition with no outdoor space.

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

\$325,000

Median sale price

Median price

\$629,000

Unit

x

Suburb

Ascot Vale

Period - From

01/04/2023

to

30/06/2023

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
11/17-19 Ascot Vale Road, FLEMINGTON 3031	\$335,000	28/06/2023
5/2 St Kinnord Street, ABERFELDIE 3040	\$328,000	05/05/2023
5/84 Dover Street, FLEMINGTON 3031	\$307,000	04/03/2023

This Statement of Information was prepared on:

24/07/2023 11:08