

186 The Parade, Ascot Vale Vic 3032



3 Bed 1 Bath 2 Car
Rooms: 5
Property Type: House (Res)
Land Size: 503 sqm approx
Indicative Selling Price
 \$1,620,000- \$1,700,000
Median House Price
 11/12/2023 - 10/12/2024:
 \$1,360,000

Comparable Properties



39 Addison Street, Moonee Ponds 3039 (REI)
4 Bed 1 Bath 1 Car
Price: \$1,595,000
Method: Private Sale
Date: 27/11/2024
Property Type: House (Res)
Agent Comments: Comparable location, inferior presentation, inferior land size



35 Francis Street, Ascot Vale 3032 (REI)
4 Bed 2 Bath 2 Car
Price: \$1,730,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Agent Comments: Superior renovation and presentation, inferior location, inferior land size, superior accommodation



62 St Leonards Road, Ascot Vale 3032 (REI)
3 Bed 2 Bath - Car
Price: \$1,651,000
Method: Auction Sale
Date: 27/10/2024
Property Type: House (Res)
Land Size: 351 sqm approx
Agent Comments: Comparable location, comparable presentation, inferior land size, superior accommodation second 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*

Property offered for sale

Address
Including suburb or
locality and postcode

186 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,620,000

&

\$1,700,000

Median sale price

Median price

\$1,360,000

House

x

Suburb

Ascot Vale

Period - From

11/12/2023

to

10/12/2024

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
39 Addison Street, MOONEE PONDS 3039	\$1,595,000	27/11/2024
35 Francis Street, ASCOT VALE 3032	\$1,730,000	16/11/2024
62 St Leonards Road, ASCOT VALE 3032	\$1,651,000	27/10/2024

This Statement of Information was prepared on:

11/12/2024 14:01