## 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

|  | Pro | pertv | offered | for sal | le |
|--|-----|-------|---------|---------|----|
|--|-----|-------|---------|---------|----|

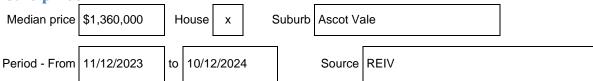
| Address               |                                     |
|-----------------------|-------------------------------------|
| Including suburb or   | 186 The Parade, Ascot Vale Vic 3032 |
| locality and postcode |                                     |

### **Indicative selling price**

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

| Range between \$1,620 | 0,000 & | \$1,700,000 |
|-----------------------|---------|-------------|
|-----------------------|---------|-------------|

#### Median sale price



### **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

