

14 The Parade, Ascot Vale Vic 3032



2 Bed 1 Bath

Property Type: House

Land Size: 185 sqm approx

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending June 2019: \$1,202,500

Comparable Properties



29 South Street, Ascot Vale 3032 (REI/VG)

2 Bed 1 Bath

Price: \$875,000

Method: Private Sale

Date: 11/06/2019

Property Type: House

Land Size: 199 sqm approx

Agent Comments: Single front home with similar accommodation. Superior land size of 199sqm.



9 The Crescent, Ascot Vale 3032 (REI/VG)

3 Bed 1 Bath

Price: \$850,000

Method: Private Sale

Date: 1/06/2019

Property Type: House

Land Size: 255sqm approx

Agent Comments: Semi detached single front home with similar accommodation. Superior land size of 255sqm.



216 The Parade, Ascot Vale 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$850,000

Method: Sold after auction

Date: 8/05/2019

Property Type: House

Land Size: 213sqm approx

Agent Comments: Double front residence located on the same street with similar accommodation. Superior land size of 213sqm.

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

14 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,202,500 House ☒ Suburb Ascot Vale

Period - From 01/07/2018 to 30/06/2019 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
29 South Street, ASCOT VALE 3032	\$875,000	11/06/2019
9 The Crescent, ASCOT VALE 3032	\$850,000	1/06/2019
216 The Parade, ASCOT VALE 3032	\$850,000	8/05/2019

This Statement of Information was prepared on:

31/08/2019