

6/16 Fisher Parade, Ascot Vale Vic 3032



3 Bed 3 Bath 2 Car

Property Type: Townhouse (Res)

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

16/10/2023 - 15/10/2024: \$845,250

Comparable Properties



10/4-12 Fisher Parade, Ascot Vale 3032 (REI)

3 Bed 2 Bath 2 Car

Price: \$845,000

Method: Private Sale

Date: 09/09/2024

Property Type: Townhouse (Res)

Agent Comments: Comparable size, comparable location, comparable presentation



9/32 Fisher Parade, Ascot Vale 3032 (REI)

3 Bed 2 Bath 1 Car

Price: \$843,000

Method: Private Sale

Date: 17/07/2027

Property Type: Townhouse (Single)

Agent Comments: Comparable size, comparable location, comparable presentation



7/1a Sandown Road, Ascot Vale 3032 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$835,000

Method: Private Sale

Date: 19/06/2024

Property Type: Townhouse (Res)

Agent Comments: Comparable size, comparable location, comparable 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
Including suburb or
locality and postcode

6/16 Fisher 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 \$845,250 Townhouse x Suburb Ascot Vale

Period - From 16/10/2023 to 15/10/2024 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
10/4-12 Fisher Parade, ASCOT VALE 3032	\$845,000	09/09/2024
9/32 Fisher Parade, ASCOT VALE 3032	\$843,000	17/07/2024
7/1a Sandown Road, ASCOT VALE 3032	\$835,000	19/06/2024

This Statement of Information was prepared on:

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