Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	134 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Single price $1,325,000

Median sale price

Median price $1,750,000 Property Type House Suburb Ascot Vale

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	165 The Parade ASCOT VALE 3032	$1,360,000	30/10/2021
2	12 Regent St ASCOT VALE 3032	$1,315,000	21/10/2021
3	15 The Parade ASCOT VALE 3032	$1,305,000	19/03/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/04/2022 09:58

134 The Parade, Ascot Vale Vic 3032



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,325,000
Median House Price
March quarter 2022: $1,750,000

Comparable Properties



165 The Parade ASCOT VALE 3032 (REI)

3 1 1

Price: $1,360,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments



12 Regent St ASCOT VALE 3032 (REI)

2 1 2

Price: $1,315,000
Method: Auction Sale
Date: 21/10/2021
Property Type: House (Res)
Land Size: 253 sqm approx

Agent Comments

15 The Parade ASCOT VALE 3032 (REI)

2 1 1

Price: $1,305,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)

Agent Comments

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