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	67 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,080,000 & $1,150,000

Median sale price

Median price $1,380,000 Property Type House Suburb Ascot Vale

Period - From 01/07/2022 to 30/06/2023 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	79 The Parade ASCOT VALE 3032	$1,160,000	12/08/2023
2	92 Francis St ASCOT VALE 3032	$1,120,000	02/11/2022
3	6 Brisbane St ASCOT VALE 3032	$1,110,000	15/10/2022

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: 07/09/2023 11:37

67 The Parade, Ascot Vale Vic 3032



2 1 1

Property Type: House (Res)
Land Size: 319 sqm approx

Agent Comments

Indicative Selling Price
$1,080,000 - $1,150,000
Median House Price
Year ending June 2023: $1,380,000

Comparable Properties



79 The Parade ASCOT VALE 3032 (REI)

2 1 1

Price: $1,160,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)

Agent Comments



92 Francis St ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $1,120,000
Method: Sold Before Auction
Date: 02/11/2022
Property Type: House (Res)
Land Size: 226 sqm approx

Agent Comments



6 Brisbane St ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $1,110,000
Method: Auction Sale
Date: 15/10/2022
Property Type: House (Res)
Land Size: 254 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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