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	5/103-107 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Single price $418,000

Median sale price

Median price $480,000 Property Type Unit Suburb Ascot Vale

Period - From 20/09/2023 to 19/09/2024 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	5/205 Maribyrnong Rd ASCOT VALE 3032	$400,000	02/09/2024
2	10/15 Maribyrnong Rd ASCOT VALE 3032	$416,000	21/08/2024
3	12/118 Holmes Rd MOONEE PONDS 3039	$414,000	06/07/2024

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: 20/09/2024 11:12

5/103-107 The Parade, Ascot Vale Vic 3032



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Rooms: 3
Property Type: Flat

Agent Comments

Indicative Selling Price
$418,000
Median Unit Price
20/09/2023 - 19/09/2024: $480,000

Comparable Properties



5/205 Maribyrnong Rd ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $400,000
Method: Private Sale
Date: 02/09/2024
Property Type: Apartment

Agent Comments



10/15 Maribyrnong Rd ASCOT VALE 3032 (REI)

2 1 1

Price: $416,000
Method: Private Sale
Date: 21/08/2024
Property Type: Apartment

Agent Comments



12/118 Holmes Rd MOONEE PONDS 3039 (REI)

2 1 1

Price: $414,000
Method: Private Sale
Date: 06/07/2024
Property Type: Apartment

Agent Comments

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

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