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<br>Including suburb and postcode | 79 The Parade, Ascot Vale Vic 3032 |

## Indicative selling price

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

Range between $1,000,000 & $1,100,000

## Median sale price

Median price $1,288,000 Property Type House Suburb Ascot Vale

Period - From 01/04/2023 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 | 76 The Parade ASCOT VALE 3032 | $1,200,000 | 13/02/2023 |
| 2 | 32 Bank St ASCOT VALE 3032 | $1,060,000 | 01/07/2023 |
| 3 | 34 Epsom Rd ASCOT VALE 3032 | $1,050,000 | 28/05/2023 |

**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: 24/07/2023 12:11

# 79 The Parade, Ascot Vale Vic 3032



2 1 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median House Price**
June quarter 2023: $1,288,000

## Comparable Properties



**76 The Parade ASCOT VALE 3032 (VG)**

2 - -

**Price:** $1,200,000
**Method:** Sale
**Date:** 13/02/2023
**Property Type:** House (Res)
**Land Size:** 231 sqm approx

Agent Comments



**32 Bank St ASCOT VALE 3032 (REI)**

3 1 -

**Price:** $1,060,000
**Method:** Auction Sale
**Date:** 01/07/2023
**Property Type:** House (Res)

Agent Comments



**34 Epsom Rd ASCOT VALE 3032 (REI/VG)**

3 1 2

**Price:** $1,050,000
**Method:** Private Sale
**Date:** 28/05/2023
**Property Type:** House (Res)
**Land Size:** 410 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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