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	76 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between $860,000 & $880,000

Median sale price

Median price $1,368,000 Property Type House Suburb Ascot Vale

Period - From 01/01/2024 to 31/12/2024 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	133 Waverley St MOONEE PONDS 3039	$920,000	12/12/2024
2	14 Finsbury St FLEMINGTON 3031	$855,000	23/11/2024
3	12 Finsbury St FLEMINGTON 3031	$850,000	30/10/2024

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: 30/01/2025 10:03

76 The Parade, Ascot Vale Vic 3032

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2 1

Property Type: House (Res)
Land Size: 231 sqm approx

Agent Comments

Single front 2 bedroom, 1 bathroom home

Indicative Selling Price
$860,000 - $880,000
Median House Price
Year ending December 2024: $1,368,000

Comparable Properties



133 Waverley St MOONEE PONDS 3039 (REI)

2 1 2

Price: $920,000
Method: Private Sale
Date: 12/12/2024
Property Type: House

Agent Comments

Similar location, similar accommodation, similar interior, larger land holding, ROW access.



14 Finsbury St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $855,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 126 sqm approx

Agent Comments

Inferior location, similar accommodation, similar interior, less land holding.



12 Finsbury St FLEMINGTON 3031 (REI)

2 1 -

Price: $850,000
Method: Private Sale
Date: 30/10/2024
Property Type: House (Res)

Agent Comments

Inferior location, similar accommodation, similar interior, less land holding.

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