

10/4-12 Fisher Parade, Ascot Vale Vic 3032



3 Bed 2 Bath 2 Car
Property Type: Townhouse
Indicative Selling Price
 \$880,000 - \$920,000
Median House Price
 Year ending March 2024: \$545,000

Comparable Properties



12 Jamieson Avenue, Footscray 3011 (REI/VG)
3 Bed 1 Bath 1 Car
Price: \$902,000
Method: Sold Before Auction
Date: 22/03/2024
Property Type: House (Res)
Land Size: 208 sqm approx
Agent Comments: Two story townhouse, freshly presented with updates throughout.



15/33 Fisher Parade, Ascot Vale 3032 (REI/)
3 Bed 2 Bath 1 Car
Price: \$880,000
Method: Private Sale
Date: 20/03/2024
Property Type: Unit
Agent Comments: Modern three bedroom townhouse located on the same street. Freshly presented.



1/26 Sandown Road, Ascot Vale 3032 (REI/VG)
3 Bed 1 Bath 2 Car
Price: \$867,000
Method: Sold Before Auction
Date: 23/02/2024
Property Type: Townhouse (Res)
Agent Comments: Modern three bedroom townhouse, freshly presented with two car spaces.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

10/4-12 Fisher Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$545,000 Unit x Suburb Ascot Vale

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales

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
12 Jamieson Avenue, FOOTSCRAY 3011	\$902,000	22/03/2024
15/33 Fisher Parade, ASCOT VALE 3032	\$880,000	20/03/2024
1/26 Sandown Road, ASCOT VALE 3032	\$867,000	23/02/2024

This Statement of Information was prepared on:

21/05/2024 12:03