

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

2/42 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$573,000

Property Type Unit

Suburb Ascot Vale

Period - From 01/10/2022

to 30/09/2023

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	6/157-159 St Leonards Rd ASCOT VALE 3032	\$525,000	07/10/2023
2	5/13-15 Munro St ASCOT VALE 3032	\$500,000	21/09/2023
3	4/11 Walter St ASCOT VALE 3032	\$486,000	15/09/2023

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:

06/11/2023 09:37



Rooms: 4

Property Type: Apartment

Agent Comments

Neat & tidy apartment in an older boutique block offering 2 bed, 1 bath & 1 car.

Indicative Selling Price

\$495,000

Median Unit Price

Year ending September 2023: \$573,000

Comparable Properties



6/157-159 St Leonards Rd ASCOT VALE 3032 (REI)



Price: \$525,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Unit

Agent Comments

Newer inside and with a balcony.



5/13-15 Munro St ASCOT VALE 3032 (REI)



Price: \$500,000

Method: Private Sale

Date: 21/09/2023

Property Type: Apartment

Agent Comments

Offers a 2nd car space.



4/11 Walter St ASCOT VALE 3032 (REI/VG)



Price: \$486,000

Method: Private Sale

Date: 15/09/2023

Property Type: Apartment

Agent Comments

Has a balcony but location is inferior.