Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2/42 The Parade, Ascot Vale Vic 3032
Including suburb and	
postcode	

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 U	nit	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

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



Date of sale



Kieran Moloney 8378 0500 0400 634 565

> **Indicative Selling Price** \$495,000 **Median Unit Price**

Year ending September 2023: \$573,000

kieranmoloney@jelliscraig.com.au



Rooms: 4 Property Type: Apartment

Agent Comments

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

Comparable Properties

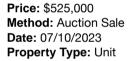


6/157-159 St Leonards Rd ASCOT VALE 3032

(REI)

Agent Comments

Newer inside and with a balcony.





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





Agent Comments Offers a 2nd car space.

Price: \$500,000 Method: Private Sale Date: 21/09/2023

Property Type: Apartment





Agent Comments

Has a balcony but location is inferior.

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





Price: \$486.000 Method: Private Sale Date: 15/09/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



