

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

4/16 FISHER PARADE ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

5/16 FISHER PARADE ASCOT VALE VIC 3032	\$870,000	27-Oct-23
46 EPSOM ROAD ASCOT VALE VIC 3032	\$870,000	22-Jan-24
4/146 EPSOM ROAD ASCOT VALE VIC 3032	\$750,000	02-Aug-23

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 6 months.

This Statement of Information was prepared on: 16 February 2024



5/16 FISHER PARADE ASCOT VALE VIC 3032 Sold Price **\$870,000** Sold Date **27-Oct-23**

 3  3  2

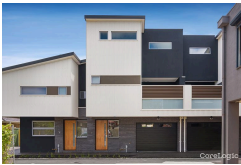
Distance **0.01km**



46 EPSOM ROAD ASCOT VALE VIC 3032 Sold Price ^{RS} **\$870,000** Sold Date **22-Jan-24**

 3  2  3

Distance **1.36km**



4/146 EPSOM ROAD ASCOT VALE VIC 3032 Sold Price **\$750,000** Sold Date **02-Aug-23**

 2  2  1

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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