

# 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

4/42 The Parade, Ascot Vale Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$530,000

### Median sale price

Median price \$545,000 Property Type Unit Suburb Ascot Vale

Period - From 01/04/2023 to 31/03/2024 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	12/55 Dover St FLEMINGTON 3031	\$550,000	29/02/2024
2	5/115 The Parade ASCOT VALE 3032	\$538,000	18/05/2024
3	7/30-32 Finsbury St FLEMINGTON 3031	\$536,000	01/04/2024

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:

31/05/2024 12:11



**Property Type:** Apartment

**Land Size:** 72 sqm approx sqm approx

**Agent Comments**

2 Bedroom (street facing) second level apartment on Rothwell Hill.

## Comparable Properties



**12/55 Dover St FLEMINGTON 3031 (REI/VG)**



**Agent Comments**

Comparable complex and accommodation.  
Inferior location.

**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 29/02/2024

**Property Type:** Apartment



**5/115 The Parade ASCOT VALE 3032 (REI)**



**Agent Comments**

Inferior location. Offered additional car space and larger balcony.

**Price:** \$538,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Unit



**7/30-32 Finsbury St FLEMINGTON 3031 (REI)**



**Agent Comments**

Comparable Accommodation.

**Price:** \$536,000

**Method:** Private Sale

**Date:** 01/04/2024

**Property Type:** Unit