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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4/42 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$500,000	&	\$530,000
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Median sale price

Median price	\$545,000	Pro	perty Type	Jnit		Suburb	Ascot Vale
Period - From	01/04/2023	to	31/03/2024	s	ource	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

	aress of comparable property	1 1100	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



Date of sale



Jerome Feery (03) 8378 0514 0438 733 803

Indicative Selling Price \$500,000 - \$530,000 **Median Unit Price** Year ending March 2024: \$545,000

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20.1 20.1 MapTiler OpenStreetMap contributors

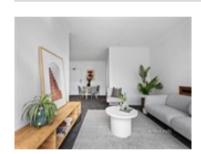
Property Type: Apartment

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.

Method: Private Sale Date: 01/04/2024 Property Type: Unit

Price: \$536.000

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