## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/115 The Parade, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Ascot Vale
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6/157 St Leonards Rd ASCOT VALE 3032	\$525,000	07/10/2023
2	10/237 Ascot Vale Rd ASCOT VALE 3032	\$520,000	18/11/2023
3	5/8 Ormond Rd ASCOT VALE 3032	\$495,000	08/02/2024

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:

15/02/2024 23:42





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Property Type: Apartment Agent Comments Updated top floor apartment with balcony.

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending December 2023: \$570,000

# **Comparable Properties**



6/157 St Leonards Rd ASCOT VALE 3032 (VG) Agent Comments Comparable position. Lacking 2nd car space. Price: \$525,000 Method: Sale Date: 07/10/2023



10/237 Ascot Vale Rd ASCOT VALE 3032 (REI/VG)

Property Type: Flat/Unit/Apartment (Res)

2

Price: \$520,000 Method: Auction Sale Date: 18/11/2023

Agent Comments

Updated apartment in inferior location with one less car space



Property Type: Unit

5/8 Ormond Rd ASCOT VALE 3032 (REI) Agent Comments 2 **d** 1 Inferior location and lacking second car space.

Price: \$495.000 Method: Private Sale Date: 08/02/2024 Property Type: Apartment

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



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