

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

5/115 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 & \$550,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Ascot Vale

Period - From 01/01/2023 to 31/12/2023 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	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



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

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments



Updated apartment in inferior location with one less car space

Price: \$520,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Unit



5/8 Ormond Rd ASCOT VALE 3032 (REI)

Agent Comments



Inferior location and lacking second car space.

Price: \$495,000

Method: Private Sale

Date: 08/02/2024

Property Type: Apartment