# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

## Property offered for sale

Address	113 The Parade, Ascot Vale Vic 3032
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000	Range between	\$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,532,500	Pro	perty Type	House		Suburb	Ascot Vale
Period - From	01/01/2025	to	31/03/2025		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

,	and the companion property		Date of care
1	8 Station Av ASCOT VALE 3032	\$1,201,000	17/05/2025
2	142 Holmes Rd MOONEE PONDS 3039	\$1,150,000	09/04/2025
3	18 Murray St MOONEE PONDS 3039	\$1,105,000	28/02/2025

#### 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:	18/06/2025 12:00



Date of sale



Adam Hicks 8378 0500 0438 066 259 adamhicks@jelliscraig.com.au

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** March quarter 2025: \$1,532,500



Rooms: 4

Property Type: House (Res) Land Size: 352 sqm approx

**Agent Comments** 

2 bedroom weatherboard house, 1 bathroom and double garage.

# Comparable Properties



8 Station Av ASCOT VALE 3032 (REI)



Price: \$1,201,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res)

Agent Comments

Similar accommodation (one less car space), superior internal condition. Inferior land size. Brick home



142 Holmes Rd MOONEE PONDS 3039 (REI/VG)

2







Price: \$1,150,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: House (Res) Land Size: 276 sqm approx

**Agent Comments** 

Similar accommodation (one less carspace), superior internal condition. Inferior land size. Weatherboard



18 Murray St MOONEE PONDS 3039 (REI/VG)





Price: \$1,105,000

Method: Sold Before Auction

Date: 28/02/2025

Property Type: House (Res) Land Size: 213 sqm approx **Agent Comments** 

Similar accommodation, superior internal condition. Inferior land size. Brick home

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