

## 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

4/43 Fisher 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)

Single price		or range between	\$2,707,500	&	\$2,850,000
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### Median sale price

Median price	\$1,638,999	Property type	Townhouse	Suburb	Ascot Vale
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Period - From	01/12/2023	to	01/05/2024	Source	Protrack
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### Comparable property sales

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.

Address of comparable property

Price

Date

Address of comparable property	Price	Date

This Statement of Information was prepared on:

01/05/2024