

20/47 Railway Place West, Flemington Vic 3031



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$465,000

Median House Price

Year ending December 2021:

\$471,000

Comparable Properties



1/45 Flemington Street, Travancore 3032 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$460,000

Method: Sold Before Auction

Date: 22/10/2021

Property Type: Apartment

Agent Comments: Freshly presented two bedroom apartment with small balcony. Dated kitchen and bathroom.



5/42 The Parade, Ascot Vale 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$457,000

Method: Sold Before Auction

Date: 03/12/2021

Property Type: Apartment

Agent Comments: Well-located two bedroom apartment, updated bathroom, dated kitchen, no balcony.



3/237 Ascot Vale Road, Ascot Vale 3032 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$450,000

Method: Sold before Auction

Date: 23/10/2021

Property Type: Unit

Agent Comments: Large two bedroom apartment in original condition, located on a main road.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

20/47 Railway Place West, Flemington Vic 3031

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$471,000

Unit

x

Suburb

Flemington

Period - From

01/01/2021

to

31/12/2021

Source

REIV

Comparable property sales

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
1/45 Flemington Street TRAVANCORE 3032	\$460,000	22/10/2021
5/42 The Parade, ASCOT VALE 3032	\$457,000	03/12/2021
3/237 Ascot Vale Road, ASCOT VALE 3032	\$450,000	23/10/2021

This Statement of Information was prepared on:

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