1 Morton Lane, Flemington Vic 3031



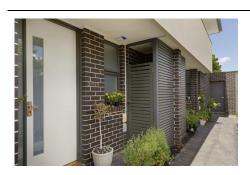
2 Bed 1 Bath 2 Car

Rooms: 5

Property Type: House (Res) Land Size: 144 sqm approx Indicative Selling Price \$640,000 - \$690,000 Median House Price

December quarter 2020: \$484,000

Comparable Properties



3/119 The Parade, Ascot Vale 3032 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$722,000 Method: Private Sale Date: 06/03/2021

Property Type: Townhouse (Single)

Agent Comments: Comparable location, inferior in size

and comparable in finish and style.



2/78 Maribyrnong Road, Moonee Ponds 3039 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$648,000 Method: Private Sale Date: 20/03/2021

Property Type: Townhouse (Res)

Agent Comments: inferior location being on a main road with a tram on it. Older property but comparable in size

and style.

Rooms: 3



3/26 Sandown Road, Ascot Vale 3032 (REI)

2 Bed 1 Bath 1 Car Price: \$644,000 Method: Private Sale Date: 09/03/2021

Property Type: Townhouse (Single)

Agent Comments: inferior location, newer property but

inferior size and floor plan being "reverse" living

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 <u>f</u>	or sale						
Address Including suburb or locality and postcode	1 Morton Lane, Flemington Vic 3031						
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$640,000	&	\$690,000	l			
Median sale nrice							

Comparable property sales

Median price \$484,000

Period - From 01/10/2020

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.

Suburb

Flemington

Source REIV

Address of comparable property	Price	Date of sale
3/119 The Parade, ASCOT VALE 3032	\$722,000	06/03/2021
2/78 Maribyrnong Road, MOONEE PONDS 3039	\$648,000	20/03/2021
3/26 Sandown Road, ASCOT VALE 3032	\$644,000	09/03/2021

This Statement of Information was prepared on:	15/04/2021 15:29
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House

to 31/12/2020

