

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

Rooms: 3

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.



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 for 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

Median sale price

Median price

\$484,000

House

x

Suburb

Flemington

Period - From

01/10/2020

to

31/12/2020

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
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:

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