

## 3/43 Roxburgh Street, Ascot Vale Vic 3032



**2 Bed 1 Bath 2 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$550,000

**Median House Price**

Year ending December 2021:

\$645,500

## Comparable Properties



**5/29 Eastwood Street, Kensington 3031 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$590,000

**Method:** Sold Before Auction

**Date:** 22/02/2022

**Property Type:** Unit

**Agent Comments:** Two bedroom apartment in an older style block, single car space.



**5/121 Wellington Street, Flemington 3031 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$535,000

**Method:** Private Sale

**Date:** 11/12/2021

**Property Type:** Apartment

**Agent Comments:** Two bedroom apartment in older style block, undercover car space.



**1/3 Lennox Street, Moonee Ponds 3039 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$510,000

**Method:** Auction Sale

**Date:** 08/02/2022

**Property Type:** Unit

**Agent Comments:** Two bedroom apartment in an older style block, inferior size with no balcony. Updated kitchen. Single car space.

## 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

3/43 Roxburgh Street, 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

\$550,000

#### Median sale price

Median price

\$645,500

Unit

x

Suburb

Ascot Vale

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
5/29 Eastwood Street, KENSINGTON 3031	\$590,000	22/02/2022
5/121 Wellington Street, FLEMINGTON 3031	\$535,000	11/12/2021
1/3 Lennox Street, MOONEE PONDS 3039	\$510,000	08/02/2022

This Statement of Information was prepared on:

14/03/2022 10:12