

1/19 Roxburgh Street, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Rooms: 4
Property Type: Unit
Indicative Selling Price
 \$420,000-\$440,000
Median House Price
 March quarter 2022: \$567,000

Comparable Properties



20/47 Railway Place, Flemington 3031 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$460,000
Method: Private Sale
Date: 19/02/2022
Property Type: Apartment
Agent Comments: Similar accommodation, superior floor plan offering a balcony.



6/6 Ormond Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$440,000
Method: Auction Sale
Date: 14/05/2022
Property Type: Unit
Agent Comments: Similar accommodation and style of apartment complex.



4/69 Edinburgh Street, Flemington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: \$425,000
Method: Private Sale
Date: 12/05/2022
Property Type: Apartment
Agent Comments: Similar accommodation and style of building.

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

1/19 Roxburgh Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price

Median price \$567,000 Unit x Suburb Ascot Vale

Period - From 01/01/2022 to 31/03/2022 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
20/47 Railway Place, FLEMINGTON 3031	\$460,000	19/02/2022
6/6 Ormond Road, ASCOT VALE 3032	\$440,000	14/05/2022
4/69 Edinburgh Street, FLEMINGTON 3031	\$425,000	12/05/2022

This Statement of Information was prepared on:

13/10/2022