

17 Elm Street, Flemington Vic 3031



2 Bed 1 Bath 1 Car

Property Type: House

Land Size: 205 sqm approx

Indicative Selling Price

\$739,000

Median House Price

Year ending December 2020:

\$1,070,000

Comparable Properties



44 Bank Street, Ascot Vale 3032 (REI/VG)

2 Bed 1 Bath - Car

Price: \$770,000

Method: Private Sale

Date: 19/01/2021

Property Type: House

Land Size: 168 sqm approx

Agent Comments: Smaller land size, north facing rear. Single front Victorian in superior condition.



151 Ascot Vale Road, Ascot Vale 3032 (REI)

3 Bed 1 Bath 2 Car

Price: \$750,000

Method: Private Sale

Date: 10/02/2021

Property Type: House

Agent Comments: Unrenovated condition, on main road. Larger land size.



254a Ascot Vale Road, Ascot Vale 3032 (VG)

2 Bed 1 Bath - Car

Price: \$739,999

Method: Sale

Date: 06/11/2020

Property Type: House (Res)

Land Size: 241 sqm approx

Agent Comments: Neat condition, larger land size on corner block. Located on main Rd. Superior property.

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

17 Elm Street, Flemington Vic 3031

Indicative selling price

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

Single price

\$739,000

Median sale price

Median price

\$1,070,000

House

x

Suburb

Flemington

Period - From

01/01/2020

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
44 Bank Street, ASCOT VALE 3032	\$770,000	19/01/2021
151 Ascot Vale Road, ASCOT VALE 3032	\$750,000	10/02/2021
254a Ascot Vale Road, ASCOT VALE 3032	\$739,999	06/11/2020

This Statement of Information was prepared on:

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