

4/44 Ascot Vale Road, Flemington Vic 3031



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$399,000

Median Unit Price

Year ending March 2019: \$411,250

Agent Comments: Apartment in boutique brick complex with off street parking.

Comparable Properties



10/117 Wellington Street, Flemington 3031 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$425,000

Method: Private Sale

Date: 22/03/2019

Property Type: Apartment

Agent Comments: Apartment in brick complex, with balcony and off street car park. Superior condition internally, updated and renovated.



10/57-59 Dover Street, Flemington 3031 (REI)

2 Bed 1 Bath 1 Car

Price: \$400,000

Method: Auction Sale

Date: 04/05/2019

Property Type: Unit

Agent Comments: Apartment in brick complex with balcony and off street car park. Superior condition internally, updated and renovated.



1/19 Roxburgh Street, Ascot Vale (REI)

2 Bed 1 Bath 1 Car

Price: \$400,000

Method: Private Sale

Date: 06/04/2019

Property Type: Unit

Agent Comments: Apartment in brick complex, with off street parking. Superior condition internally, updated and renovated.

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

4/44 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$411,250

Unit

X

Suburb

Flemington

Period - From

01/04/2018

to

31/03/2019

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
10/117 Wellington Street, FLEMINGTON 3031	\$425,000	22/03/2019
10/57-59 Dover Street, FLEMINGTON 3031	\$400,000	04/05/2019
1/19 Roxburgh Street, ASCOT VALE 3032	\$400,000	06/04/2019