# woodards 🚾

### 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

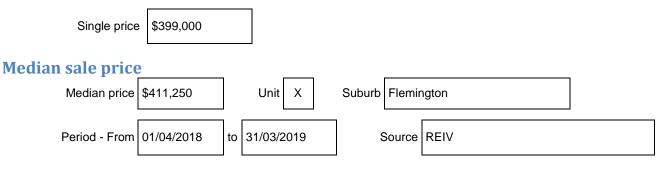
#### Sections 47AF of the Estate Agents Act 1980

### **Property offered** for sale

Address Including suburb or locality and postcode

### **Indicative selling price**

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



### **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

