

## 10/84 Dover Street, Flemington Vic 3031



**1 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$290,000 - \$310,000

**Median House Price**

Year ending September 2021:

\$465,000

## Comparable Properties



**2/37 Myrnong Crescent, Ascot Vale 3032 (REI/VG)**

**1 Bed 1 Bath 1 Car**

**Price:** \$308,000

**Method:** Sold Before Auction

**Date:** 14/07/2021

**Property Type:** Apartment

**Agent Comments:** Older style block that has been updated, comparable accommodation.



**5/23 Maribyrnong Road, Ascot Vale 3032 (REI/VG)**

**1 Bed 1 Bath 1 Car**

**Price:** \$294,000

**Method:** Sold Before Auction

**Date:** 27/07/2021

**Property Type:** Unit

**Agent Comments:** Older style apartment in original condition, comparable accommodation.



**5/43 Farnham Street, Flemington 3031 (REI/VG)**

**1 Bed 1 Bath 1 Car**

**Price:** \$280,000

**Method:** Private Sale

**Date:** 08/09/2021

**Property Type:** Apartment

**Agent Comments:** Older style block, dated renovation and smaller internally. Inferior 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

10/84 Dover Street, Flemington Vic 3031

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$290,000 & \$310,000

#### Median sale price

Median price \$465,000 Unit x Suburb Flemington

Period - From 01/10/2020 to 30/09/2021 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
2/37 Myrnong Crescent, ASCOT VALE 3032	\$308,000	14/07/2021
5/23 Maribyrnong Road, ASCOT VALE 3032	\$294,000	27/07/2021
5/43 Farnham Street, FLEMINGTON 3031	\$280,000	08/09/2021

This Statement of Information was prepared on:

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