

16/17 Ascot Vale Road, Flemington Vic 3031



1 Bed 1 Bath 1 Car
Rooms: 4
Property Type: House
Indicative Selling Price
 \$325,000
Median House Price
 March quarter 2024: \$405,000

Comparable Properties



3/171 Kent Street, Ascot Vale 3032 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$337,500
Method: Private Sale
Date: 09/02/2024
Property Type: Apartment
Agent Comments: comparable location, inferior size, comparable presentation Low OC fees



12/133 Epsom Road, Ascot Vale 3032 (REI)

1 Bed 1 Bath 1 Car
Price: \$310,000
Method: Private Sale
Date: 12/03/2024
Property Type: Unit
Agent Comments: comparable location, comparable finishes, inferior size



4/37 Ascot Vale Road, Ascot Vale 3032 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$305,000
Method: Private Sale
Date: 16/02/2024
Property Type: Apartment
Agent Comments: Comparable block, comparable location, comparable presentation

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

16/17 Ascot Vale Road, Flemington Vic 3031
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Indicative selling price

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

Single price

\$325,000

Median sale price

Median price

\$405,000

 Unit

x

 Suburb

Flemington

Period - From

01/01/2024

 to

31/03/2024

 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
3/171 Kent Street, ASCOT VALE 3032	\$337,500	09/02/2024
12/133 Epsom Road, ASCOT VALE 3032	\$310,000	12/03/2024
4/37 Ascot Vale Road, ASCOT VALE 3032	\$305,000	16/02/2024

This Statement of Information was prepared on:

29/04/2024 09:57
