

1/106 Ascot Vale Road, Flemington Vic 3031



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments: Brick complex with updated interior and off-street parking.

Indicative Selling Price

\$265,000

Median House Price

June Quarter 2017: \$500,000

Comparable Properties



4/342 Ascot Vale Road, Moonee Ponds 3039 (REI)

1 Bed 1 Bath 1 Car

Price: \$298,000

Method: Private Sale

Date: 04/07/2017

Property Type: Apartment

Agent Comments: Similar complex located on the same street, dated bathroom with off-street parking.



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

1 Bed 1 Bath 1 Car

Price: \$275,000

Method: Private Sale

Date: 05/05/2017

Property Type: Apartment

Agent Comments: Similar brick complex, dated internally and has a balcony.



7/106 Ascot Vale Road, Flemington 3031 (REI)

1 Bed 1 Bath 1 Car

Price: \$259,000

Method: Private Sale

Date: 17/09/2017

Property Type: Apartment

Agent Comments: Located in the same complex, up flight of stairs instead of being on ground floor. Dated internally.

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

1/106 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

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

Single price

\$289,000

Median sale price

Median price

\$500,000

Unit

X

Suburb
or locality

Flemington

Period - From

11/04/2017

to

12/10/2017

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
4/342 Ascot Vale Road, Moonee Ponds 3039	\$298,000	04/07/2017
3/171 Kent Street, Ascot Vale 3032	\$275,000	05/05/2017
7/106 Ascot Vale Road, Flemington 3031	\$259,000	17/09/2017