

4/39 Myrnong Crescent, Ascot Vale Vic 3032



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$290,000 - \$310,000
Median House Price
 Year ending December 2023:
 \$570,000

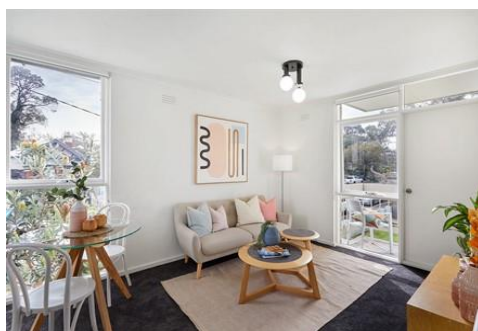
Comparable Properties



8/86 Rankins Road, Kensington 3031 (REI)
1 Bed 1 Bath 1 Car
Price: \$318,000
Method: Private Sale
Date: 08/12/2023
Property Type: Apartment
Agent Comments: Updated one bedroom apartment with no outdoor area.



13/57 Dover Street, Flemington 3031 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$311,000
Method: Private Sale
Date: 20/10/2023
Property Type: Apartment
Agent Comments: Updated one bedroom apartment with no outdoor area in older style block.



5/22 Princes Street, Flemington 3031 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$300,250
Method: Private Sale
Date: 13/11/2023
Property Type: Apartment
Agent Comments: Updated older style apartment with small balcony.

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

4/39 Myrnong Crescent, Ascot Vale Vic 3032

Indicative selling price

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

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

Median sale price

Median price \$570,000 Unit x Suburb Ascot Vale

Period - From 01/01/2023 to 31/12/2023 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
8/86 Rankins Road, KENSINGTON 3031	\$318,000	08/12/2023
13/57 Dover Street, FLEMINGTON 3031	\$311,000	20/10/2023
5/22 Princes Street, FLEMINGTON 3031	\$300,250	13/11/2023

This Statement of Information was prepared on:

20/03/2024