

## 16/47 Railway Place West, Flemington Vic 3031



**2 Bed 1 Bath 1 Car**

**Property Type:** Strata Unit/Flat

**Indicative Selling Price**

\$435,000

**Median House Price**

Year ending December 2020:

\$475,250

## Comparable Properties



**9/209 Maribyrnong Road, Ascot Vale 3032 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$435,000

**Method:** Auction Sale

**Date:** 13/02/2021

**Property Type:** Apartment

**Agent Comments:** Located on a main Rd, West facing balcony. Renovated condition. Comparable accommodation



**24/97-99 Epsom Road, Ascot Vale 3032 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$430,000

**Method:** Private Sale

**Date:** 16/12/2020

**Property Type:** Apartment

**Agent Comments:** Similar accommodation, located on a main road. Slightly updated interior.



**2/197-199 Maribyrnong Road, Ascot Vale 3032 (REI/VG)**

**2 Bed 1 Bath 2 Car**

**Price:** \$390,000

**Method:** Sold Before Auction

**Date:** 16/12/2020

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments:** Located on a main Rd, updated internally. Comparable accommodation. No outdoor area. Inferior.

## 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

16/47 Railway Place West, Flemington Vic 3031

#### Indicative selling price

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

Single price

\$435,000

#### Median sale price

Median price

\$475,250

Unit

x

Suburb

Flemington

Period - From

01/01/2020

to

31/12/2020

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
9/209 Maribyrnong Road, ASCOT VALE 3032	\$435,000	13/02/2021
24/97-99 Epsom Road, ASCOT VALE 3032	\$430,000	16/12/2020
2/197-199 Maribyrnong Road, ASCOT VALE 3032	\$390,000	16/12/2020

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