

## 5/20-22 Sandown Road, Ascot Vale Vic 3032



**1 Bed 1 Bath 1 Car**  
**Rooms:** 2  
**Property Type:** Flat  
**Indicative Selling Price**  
 \$249,000  
**Median House Price**  
 June quarter 2024: \$567,500

## Comparable Properties



**3/7 Waltham Street, Flemington 3031 (REI/VG)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$275,000  
**Method:** Private Sale  
**Date:** 30/04/2024  
**Property Type:** Flat  
**Agent Comments:** superior size, superior location, comparable presentation



**3/43 Farnham Street, Flemington 3031 (REI/VG)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$266,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Property Type:** Apartment  
**Agent Comments:** superior location, superior size, comparable presentation



**18/22-28 Canterbury Street, Flemington 3031 (REI)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$236,500  
**Method:** Private Sale  
**Date:** 23/05/2024  
**Property Type:** Unit  
**Agent Comments:** inferior size, superior location, inferior 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

5/20-22 Sandown Road, Ascot Vale Vic 3032

#### Indicative selling price

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

Single price

\$249,000

#### Median sale price

Median price

\$567,500

Unit

x

Suburb

Ascot Vale

Period - From

01/04/25024

to

30/06/2024

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
3/7 Waltham Street, FLEMINGTON 3031	\$275,000	30/04/2024
3/43 Farnham Stewwr, FLEMINGTON 3031	\$266,000	15/04/2024
18/22-28 Canterbury Street, FLEMINGTON 3031	\$236,500	23/05/2024

This Statement of Information was prepared on:

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