

10/37 Myrnong Crescent, Ascot Vale Vic 3032



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$299,000

Median House Price

September quarter 2021: \$657,000

Comparable Properties



10/39 Heller Street, Brunswick West 3055 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$300,000

Method: Private Sale

Date: 30/06/2021

Property Type: Apartment

Agent Comments: Similar style apartment building. Same accommodation.



6/93 St Leonards Road, Ascot Vale 3032 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$285,000

Method: Sold Before Auction

Date: 26/06/2021

Property Type: Unit

Agent Comments: Similar style building. Same accommodation.



5/43 Farnham Street, Flemington 3031 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$280,000

Method: Private Sale

Date: 08/09/2021

Property Type: Apartment

Agent Comments: Similar style apartment building. offering the same accommodation.

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

10/37 Myrnong Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$657,000

Unit

x

Suburb

Ascot Vale

Period - From

01/07/2021

to

30/09/2021

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
10/39 Heller Street, BRUNSWICK WEST 3055	\$300,000	30/06/2021
6/93 St Leonards Road, ASCOT VALE 3032	\$285,000	26/06/2021
5/43 Farnham Street, FLEMINGTON 3031	\$280,000	08/09/2021

This Statement of Information was prepared on:

23/11/2021 12:18