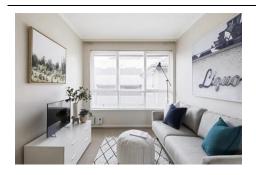
## 10/37 Myrnong Crescent, Ascot Vale Vic 3032



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

	Pro	perty	offered	for	sal	e
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Address	
Including suburb or	10/37 Myrnong Crescent, Ascot Vale Vic 3032
locality and postcode	

### **Indicative selling price**

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

Single price	\$299,000
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### Median sale price

Saic price							-
Median price	\$657,000		Unit x	Suburb	Ascot	Vale	
Period - From	01/07/2021	to	30/09/2021	s	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/	3/11/2021	12:18
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