

## 7/106 Ascot Vale Road, Flemington 3031



**1 Bed 1 Bath 1 Car**  
**Property Type:** Strata Unit/Flat

**Indicative Selling Price**  
\$259,000

**Median Unit Price**  
Year ending June 2017: \$463,000

## Comparable Properties

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**2/10-12 Lennon Street, Parkville 3052 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$285,000

**Method:** Private Sale

**Date:** 13/06/2017

**Property Type:** Apartment

**Agent Comments:** Older style apartment complex, updated kitchen with off street parking available



**10/106 Ascot Vale Road, Flemington 3031 (REI/VG)**

**1 Bed 1 Bath 1 Car**

**Price:** \$257,500

**Method:** Auction Sale

**Date:** 18/03/2017

**Property Type:** Apartment

**Agent Comments:** Older style apartment complex with polished timber floors and off street parking available



**7/110 Maribyrnong Road, Moonee Ponds 3039 (REI/VG)**

**1 Bed 1 Bath**

**Price:** \$222,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Property Type:** Apartment

**Agent Comments:** Smaller internal footprint located on a busy street, no off street parking available

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## 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

7/106 Ascot Vale Road, Flemington Vic 3031
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#### Indicative selling price

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

Single price

\$259,000
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#### Median sale price

Median price

\$463,000
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unit

X
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Suburb or locality

Flemington
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Period - From

01/07/2016
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 to 

30/06/2017
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Source

REIV
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#### 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
2/10-12 Lennon Street, Parkville 3052	\$285,000	13/06/2017
10/106 Ascot Vale Road, Flemington 3031	\$257,500	18/03/2017
7/110 Maribyrnong Road, Moonee Ponds 3039	\$222,000	17/06/2017