# woodards

226 Union Road Ascot Vale Victoria 3032 PO Box 334 Ascot Vale Victoria 3032 Office +613 9370 0300

woodards.com.au

#### 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**



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

## Statement of Information

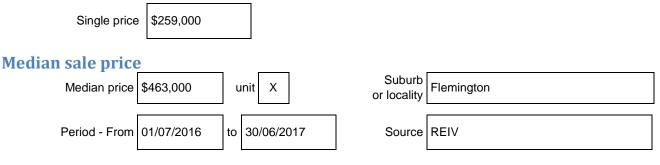
## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

Address	·
Including suburb or 7/106 Ascot Vale Road, Flemington Vic 3031 locality and postcode	

#### **Indicative selling price**

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



#### **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

