

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 1308/1 Ascot Vale Road, Flemington, VIC 3031

Indicative selling price

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

Price Range

\$340,000

&

\$359,000

Median sale price

Median price

\$465,000

Property Type

House

Suburb

Flemington (3031)

Period - From

23/04/2020

to

22/04/2021

Source

PDOL

Comparable property sales

A 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
9/7-9 RANKINS ROAD, KENSINGTON VIC 3031	\$410,000	15/02/2021
1315/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$410,000	25/11/2021
506/77 HOBSONS ROAD, KENSINGTON VIC 3031	\$391,000	25/01/2021

This Statement of Information was prepared on: 03/02/2022