

# 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 817/1 Ascot Vale Road, Flemington, VIC 3031

### Indicative selling price

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

Single Price \$385,000

### Median sale price

Median price \$413,750 Property Type Unit Suburb Flemington (3031)

Period - From 01/07/2022 to 30/06/2023 Source Corelogic

### 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
G4/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$325,000	31/10/2022
116/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$335,000	04/12/2023
404/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$410,000	20/02/2023

This Statement of Information was prepared on: 18/07/2023