

## 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

116/1 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) (\*Delete single price or range as applicable)

Single Price

\$349,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$447,000

Property type

Unit

Suburb

Flemington

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

309/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$340,000	12-Mar-22
415/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$335,000	27-Jul-22
808/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$353,500	28-Nov-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 March 2023



**309/1 ASCOT VALE ROAD  
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$340,000** Sold Date **12-Mar-22**

Distance **0km**

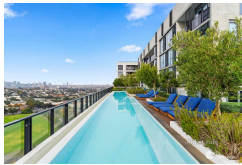


**415/1 ASCOT VALE ROAD  
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$335,000** Sold Date **27-Jul-22**

Distance **0km**



**808/1 ASCOT VALE ROAD  
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$353,500** Sold Date **28-Nov-22**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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