

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

513/1 Ascot Vale Road Flemington VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$425,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$393,000

Property type

Unit

Suburb

Flemington

Period-from

01 Nov 2018

to

31 Oct 2019

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

18/16 Mawbey Street Kensington VIC 3031	\$410,000	08-Oct-19
215/77 Hobsons Road Kensington VIC 3031	\$405,000	03-Sep-19
316/71 Henry Street Kensington VIC 3031	\$420,000	11-Aug-19

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: 11 November 2019