

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

818/1 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,250

Property type

Unit

Suburb

Flemington

Period-from

01 Nov 2023

to

31 Oct 2024

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

618/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$540,000	05-Jul-24
1712/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$567,000	10-Aug-24
410/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$517,000	05-Jun-24

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.~~

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**618/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price **\$540,000** Sold Date **05-Jul-24**

Distance **0km**



**1712/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 -

Sold Price ^{RS} **\$567,000** Sold Date **10-Aug-24**

Distance **0km**



**410/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price **\$517,000** Sold Date **05-Jun-24**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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