

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

12/106-110 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

\$245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,499

Property type

Unit

Suburb

Flemington

Period-from

01 Jun 2020

to

31 May 2021

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

4/112-116 Ascot Vale Road Flemington VIC 3031	\$310,000	30-Jan-20
10/15 Dover Street Flemington VIC 3031	\$251,000	14-May-20
14/15 Dover Street Flemington VIC 3031	\$275,000	22-Jan-21

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: 10 June 2021

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**4/112-116 Ascot Vale Road
Flemington VIC 3031**

1 1 1

Sold Price **\$310,000** Sold Date **30-Jan-20**

Distance **0.02km**



**10/15 Dover Street Flemington VIC
3031**

1 1 1

Sold Price **\$251,000** Sold Date **14-May-20**

Distance **0.4km**



**14/15 Dover Street Flemington VIC
3031**

1 1 1

Sold Price **\$275,000** Sold Date **22-Jan-21**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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