

## 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

1217/1 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

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Flemington

Period-from

01 Oct 2022

to

30 Sep 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

1416/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$390,000	03-Aug-23
1219/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$375,500	11-May-23
1506/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$370,000	04-Jun-23

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: 01 October 2023

# DYNAMIC

RESIDENTIAL

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1416/1 ASCOT VALE ROAD  
FLEMINGTON VIC 3031

 1  1  1

Sold Price <sup>RS</sup> **\$390,000** Sold Date **03-Aug-23**

Distance **0km**



1219/1 ASCOT VALE ROAD  
FLEMINGTON VIC 3031

 1  1  1

Sold Price **\$375,500** Sold Date **11-May-23**

Distance **0km**



1506/1 ASCOT VALE ROAD  
FLEMINGTON VIC 3031

 1  1  1

Sold Price **\$370,000** Sold Date **04-Jun-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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