

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

618/1 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Flemington

Period-from

01 Mar 2023

to

29 Feb 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

1817/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$607,000	04-Dec-23
308/71 HENRY STREET KENSINGTON VIC 3031	\$540,000	15-Sep-23
2201/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$520,000	26-Feb-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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**1817/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price ^{RS} **\$607,000** Sold Date **04-Dec-23**

Distance **0.01km**

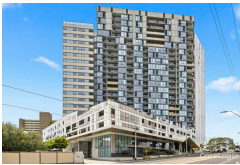


**308/71 HENRY STREET
KENSINGTON VIC 3031**

2 2 1

Sold Price **\$540,000** Sold Date **15-Sep-23**

Distance **1.14km**



**2201/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price ^{RS} **\$520,000** Sold Date **26-Feb-24**

Distance **0.01km**

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

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