

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

410/1 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$387,500 Property Type Unit Suburb Flemington

Period - From 26/02/2023 to 25/02/2024 Source REIV

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 six 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
1	1817/1 Ascot Vale Rd FLEMINGTON 3031	\$607,000	04/12/2023
2	308/71 Henry St KENSINGTON 3031	\$540,000	14/09/2023
3	1410/1 Ascot Vale Rd FLEMINGTON 3031	\$500,000	03/11/2023

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 six months.~~

This Statement of Information was prepared on:

26/02/2024 13:59



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

26/02/2023 - 25/02/2024: \$387,500

Comparable Properties



1817/1 Ascot Vale Rd FLEMINGTON 3031 (REI) Agent Comments

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Price: \$607,000

Method: Private Sale

Date: 04/12/2023

Property Type: Apartment



308/71 Henry St KENSINGTON 3031 (REI/VG) Agent Comments

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Price: \$540,000

Method: Private Sale

Date: 14/09/2023

Property Type: Apartment



1410/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG) Agent Comments

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Price: \$500,000

Method: Private Sale

Date: 03/11/2023

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951