

Wilson Partners

Who Sold It?™

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 or locality 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 **\$*** or range between **\$260,000** & **\$280,000**

Median sale price

Median price **\$643,250** Property type **Residential** Suburb **Flemington**

Period - From **12/09/2022** to **13/09/2023** Source **Landata**

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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. 3/72 Princes Street, Flemington VIC 3031	\$265,000	02/08/2023
2. 8/12-14 Eltham Street, Flemington VIC 3031	\$270,000	03/06/2023
3. 16/12-14 Eltham Street, Flemington VIC 3031	\$276,000	16/05/2023

This Statement of Information was prepared on: **13/09/2023**

Bayside office

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