

# 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 311/1 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)

Price Range

\$300,000

&

\$314,990

### Median sale price

Median price

\$390,000

Property Type

House

Suburb

Flemington (3031)

Period - From

26/11/2023

to

26/11/2024

Source

realestate.com.au

### Comparable property sales

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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
108/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$310,000	09/09/2024
111/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$310,000	29/07/2024
231/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$295,000	12/07/2024

This Statement of Information was prepared on: 13/01/2025