

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	701./1 Ascot vale road, Flemington, VIC 3031
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Indicative selling price

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

Price Range	\$420,000	&	\$460,000
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Median sale price

Median price	\$385,000	Property Type	Apartment	Suburb	Flemington (3031)
Period - From	20/06/2023	to	12/05/2023	Source	Pdol

Comparable property sales

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
1109/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$452,750	10/04/2022
1501/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$435,000	22/06/2022
801/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$435,000	23/08/2022

This Statement of Information was prepared on: 12/05/2023