

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 415/1 Ascot Vale Road, Flemington, VIC 3031

Indicative selling price

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

Single Price \$335,000

Median sale price

Median price \$423,500 Property Type House Suburb Flemington (3031)

Period - From 19/05/2022 to 19/05/2022 Source REIV

Comparable property sales

A These are two 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 |
|---|-----------|--------------|
| 506/77 HOBSONS ROAD, KENSINGTON VIC 3031 | \$391,000 | 25/01/2021 |
| 1415/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031 | \$390,000 | 16/10/2020 |
| | | |

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: 26/07/2022