

## 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

1315/1 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,274

Property type

Unit

Suburb

Flemington

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### 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 6 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

1415/1 Ascot Vale Road Flemington VIC 3031	\$390,000	16-Oct-20
2/12 Mawbey Street Kensington VIC 3031	\$390,000	25-May-20
11/2 Newmarket Way Flemington VIC 3031	\$447,500	30-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 05 November 2020



**1415/1 Ascot Vale Road Flemington VIC 3031**

Sold Price

<sup>RS</sup>

**\$390,000**

Sold Date

**16-Oct-20**



1



1



1

Distance

-



**2/12 Mawbey Street Kensington VIC 3031**

Sold Price

**\$390,000**

Sold Date

**25-May-20**



1



1



1

Distance

**0.42km**



**11/2 Newmarket Way Flemington VIC 3031**

Sold Price

**\$447,500**

Sold Date

**30-Jun-20**



1



1



1

Distance

**0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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