

# 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 1218/1 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)

Single price \$550,000

### Median sale price

Median price \$415,000

Property Type Unit

Suburb Flemington

Period - From 01/10/2024

to 31/12/2024

Source REIV

### 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 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
1	2101/1 Ascot Vale Rd FLEMINGTON 3031	\$545,000	05/02/2025
2	818/1 Ascot Vale Rd FLEMINGTON 3031	\$530,000	03/12/2024
3	411/1 Ascot Vale Rd FLEMINGTON 3031	\$600,000	09/10/2024

**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 six months.~~

This Statement of Information was prepared on:

03/03/2025 10:38