

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

710/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Flemington

Period-from

01 Mar 2023

to

29 Feb 2024

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

15/157 EPSOM ROAD ASCOT VALE VIC 3032	\$535,000	15-Feb-24
601/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$567,000	29-Sep-23
1817/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$607,000	04-Dec-23

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: 06 March 2024



**15/157 EPSOM ROAD ASCOT VALE
VIC 3032**

 2
  1
  2

Sold Price

^{RS}

\$535,000

Sold Date

15-Feb-24

Distance

0.59km



**601/60 SPEAKMEN STREET
KENSINGTON VIC 3031**

 2
  2
  1

Sold Price

\$567,000

Sold Date

29-Sep-23

Distance

0.91km



**1817/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 2
  2
  1

Sold Price

^{RS}

\$607,000

Sold Date

04-Dec-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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