



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

1419/1 Ascot Vale Road, Flemington, 3031

Indicative selling price

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

Single price

or range between

\$420,000.00

&

\$460,000.00

Median sale price

Median price

\$417,000.00

Property type

Unit/Apartment

Suburb

FLEMINGTON

Period - From

Oct 2019

to

Dec 2019

Source

REIV

Comparable property sales

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
23/54 Epsom Rd ASCOT VALE	\$453,000.00	4/01/2020
14/117 Manningham St PARKVILLE	\$441,000.00	15/02/2020
405/61 Galada Av PARKVILLE	\$435,000.00	13/12/2019

This Statement of Information was prepared on: Friday 21st February 2020