

## 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

404/1 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)

Range between \$400,000

&amp;

\$430,000

## Median sale price

Median price \$425,000

House

Unit

X

Suburb

Flemington

Period - From 01/01/2018

to

31/12/2018

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	506/1 Ascot Vale Rd FLEMINGTON 3031	\$433,500	19/11/2018
2	703/1 Ascot Vale Rd FLEMINGTON 3031	\$429,000	10/12/2018
3	409/255 Racecourse Rd KENSINGTON 3031	\$404,000	22/12/2018

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.