

## 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

G04/1 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

\$350,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Flemington

Period-from

01 Mar 2021

to

28 Feb 2022

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

7/60 FARNHAM STREET FLEMINGTON VIC 3031	\$360,000	07-Dec-21
8/60 FARNHAM STREET FLEMINGTON VIC 3031	\$370,000	17-Dec-21
1114/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$355,000	12-Oct-21

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: 18 March 2022



## 7/60 FARNHAM STREET FLEMINGTON VIC 3031

 1  1  1

Sold Price **\$360,000** Sold Date **07-Dec-21**

Distance **0.97km**



## 8/60 FARNHAM STREET FLEMINGTON VIC 3031

 1  1  1

Sold Price **\$370,000** Sold Date **17-Dec-21**

Distance **0.97km**



## 1114/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

 1  1  1

Sold Price **\$355,000** Sold Date **12-Oct-21**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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