

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

804/1 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$393,000

Property type

Unit

Suburb

Flemington

Period-from

01 Dec 2018

to

30 Nov 2019

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

15/18 Mawbey Street Kensington VIC 3031	\$440,000	30-Nov-19
318/16 Mawbey Street Kensington VIC 3031	\$410,000	08-Oct-19
215/77 Hobsons Road Kensington VIC 3031	\$405,000	03-Sep-19

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: 09 December 2019



15/18 Mawbey Street Kensington VIC 3031

1 1 1

Sold Price

^{RS}

\$440,000

Sold Date

30-Nov-19

Distance

0.37km



318/16 Mawbey Street Kensington VIC 3031

1 1 1

Sold Price

\$410,000

Sold Date

08-Oct-19

Distance

0.38km



215/77 Hobsons Road Kensington VIC 3031

1 1 1

Sold Price

\$405,000

Sold Date

03-Sep-19

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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