

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

1612/1 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Flemington

Period-from

01 Apr 2021

to

31 Mar 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

1712/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$586,500	04-Mar-20
711/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$602,500	24-Dec-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: 28 April 2022



**1712/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 2  2  1

Sold Price

\$586,500

Sold Date **04-Mar-20**

Distance

-



**711/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 2  2  1

Sold Price

\$602,500

Sold Date **24-Dec-19**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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