

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY: 46 ASCOT VALE ROAD, FLEMINGTON 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 \$*760,000.00 & \$795,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$1,100,000.00 *House ☒ *unit ----- Suburb or locality FLEMINGTON
 Period - From 01 JAN 2017 to 31 DEC 2017 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 12 ASCOT VALE ROAD, FLEMINGTON 3031	\$770,000.00	15 / 11 / 2017
2 120 PIN OAK CRESCENT, FLEMINGTON 3031	\$810,000.00	03 / 03 / 2018
3 24 CROWN STREET, FLEMINGTON 3031	\$760,000.00	26 / 03 / 2018

OR

~~**B*** **Either** 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*.~~

~~**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

~~(*Delete as applicable)~~