

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

7/106-110 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

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Flemington

Period-from

01 Mar 2023

to

29 Feb 2024

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

9/106-110 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$213,000	06-Nov-23
13/57-59 DOVER STREET FLEMINGTON VIC 3031	\$311,000	18-Oct-23
5/22-28 CANTERBURY STREET FLEMINGTON VIC 3031	\$235,000	04-Mar-24

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: 19 March 2024

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**9/106-110 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$213,000** Sold Date **06-Nov-23**

Distance **0km**



**13/57-59 DOVER STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$311,000** Sold Date **18-Oct-23**

Distance **0.16km**



**5/22-28 CANTERBURY STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price ^{RS} **\$235,000** Sold Date **04-Mar-24**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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