

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Address	1811/1 Ascot Vale Road, Flemington Vic 3031
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$1,100,000	Hou	ıse X	Unit		Suburb	Flemington
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

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 sixmonths 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
1		
2		
3		

OR

В* 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.

Account - Edward Thomas | P: 03 9376 3322

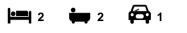




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Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$798,650 **Median House Price** Year ending September 2017: \$1,100,000

Unrivalled City And Racecourse Views Commanding mesmerizing views, this brand new two bedroom, two bathroom entertainers apartment is simply sublime.

Comparable Properties

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