

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

1811/1 Ascot Vale Road, Flemington Vic 3031

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$798,650

Median sale price

Median price \$1,100,000

House

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 six 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
1		
2		
3		

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 six months.



 2  2  1

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 entertainer's apartment is simply sublime.

Comparable Properties

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.