

## 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

1/156-160 ASCOT VALE ROAD FLEMINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$471,000

Property type

Unit

Suburb

Flemington

Period-from

01 Jan 2022

to

31 Dec 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

5/156-160 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$685,000	03-Oct-22
2/63 CROWN STREET FLEMINGTON VIC 3031	\$750,000	11-Oct-22

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.

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**5/156-160 ASCOT VALE ROAD  
FLEMINGTON VIC 3031**

2 2 1

Sold Price **\$685,000** Sold Date **03-Oct-22**

Distance **0.01km**



**2/63 CROWN STREET  
FLEMINGTON VIC 3031**

2 2 1

Sold Price **\$750,000** Sold Date **11-Oct-22**

Distance **0.59km**

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

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