

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

305/1 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

\$309,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,250

Property type

Unit

Suburb

Flemington

Period-from

01 Oct 2020

to

30 Sep 2021

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

| | | |
|---|-----------|-----------|
| 414/1 Ascot Vale Road Flemington VIC 3031 | \$320,000 | 26-Jun-21 |
| 3/25 Brixton Street Flemington VIC 3031 | \$315,000 | 10-Sep-21 |
| 2/37 Myrnong Crescent Ascot Vale VIC 3032 | \$308,000 | 08-Jul-21 |

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: 06 October 2021

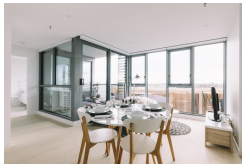


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414/1 Ascot Vale Road Flemington VIC 3031

Sold Price

\$320,000

Sold Date

26-Jun-21

1

1

-

Distance

-



3/25 Brixton Street Flemington VIC 3031

Sold Price

^{RS}**\$315,000**

Sold Date

10-Sep-21

1

1

1

Distance

0.93km



2/37 Myrnong Crescent Ascot Vale VIC 3032

Sold Price

\$308,000

Sold Date

08-Jul-21

1

1

1

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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