

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

36 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

Suburb

Flemington

Period-from

01 May 2022

to

30 Apr 2023

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

30 GLADSTONE STREET MOONEE PONDS VIC 3039	800000	24-Dec-22
14 BAYSWATER ROAD KENSINGTON VIC 3031	795000	15-Jan-23
7 SECOMB PLACE FOOTSCRAY VIC 3011	770000	23-Mar-23

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: 31 May 2023

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**30 GLADSTONE STREET MOONEE PONDS VIC 3039**

Sold Price

800000

Sold Date

24-Dec-22 2 1 1

Distance

1.91km**14 BAYSWATER ROAD KENSINGTON VIC 3031**

Sold Price

795000

Sold Date

15-Jan-23 2 1 1

Distance

0.81km**7 SECOMB PLACE FOOTSCRAY VIC 3011**

Sold Price

^{RS} **770000** ^{UN}

Sold Date

23-Mar-23 2 1 1

Distance

1.83km**RS** = Recent sale**UN** = Undisclosed Sale

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