

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

507/1 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

or range
between

\$348,000

&

\$378,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Flemington

Period-from

01 May 2023

to

30 Apr 2024

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

107/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$350,000	09-Jan-24
323/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$360,000	08-Mar-24
904/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$365,000	12-Apr-24

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 May 2024



**107/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 1  -  -

Sold Price **\$350,000** Sold Date **09-Jan-24**

Distance **0km**



**323/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$360,000** Sold Date **08-Mar-24**

Distance **0km**



**904/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 1  1  1

Sold Price ^{RS} **\$365,000** Sold Date **12-Apr-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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