

## 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

10/17 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

\$410,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$431,250

Property type

Unit

Suburb

Flemington

Period-from

01 Feb 2024

to

31 Jan 2025

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

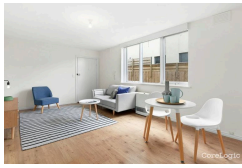
Date of sale

2/69 EDINBURGH STREET FLEMINGTON VIC 3031	\$410,000	30-Oct-24
9/8 BURROWES STREET ASCOT VALE VIC 3032	\$425,000	29-Nov-24
2/97-99 EPSOM ROAD ASCOT VALE VIC 3032	\$447,999	08-Nov-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: 19 February 2025



**2/69 EDINBURGH STREET  
FLEMINGTON VIC 3031**

2 1 1

Sold Price

**\$410,000**

Sold Date **30-Oct-24**

Distance **0.27km**



**9/8 BURROWES STREET ASCOT  
VALE VIC 3032**

1 1 -

Sold Price

<sup>RS</sup> **\$425,000**

Sold Date **29-Nov-24**

Distance **-**



**2/97-99 EPSOM ROAD ASCOT  
VALE VIC 3032**

2 1 1

Sold Price

**\$447,999**

Sold Date **08-Nov-24**

Distance **1.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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